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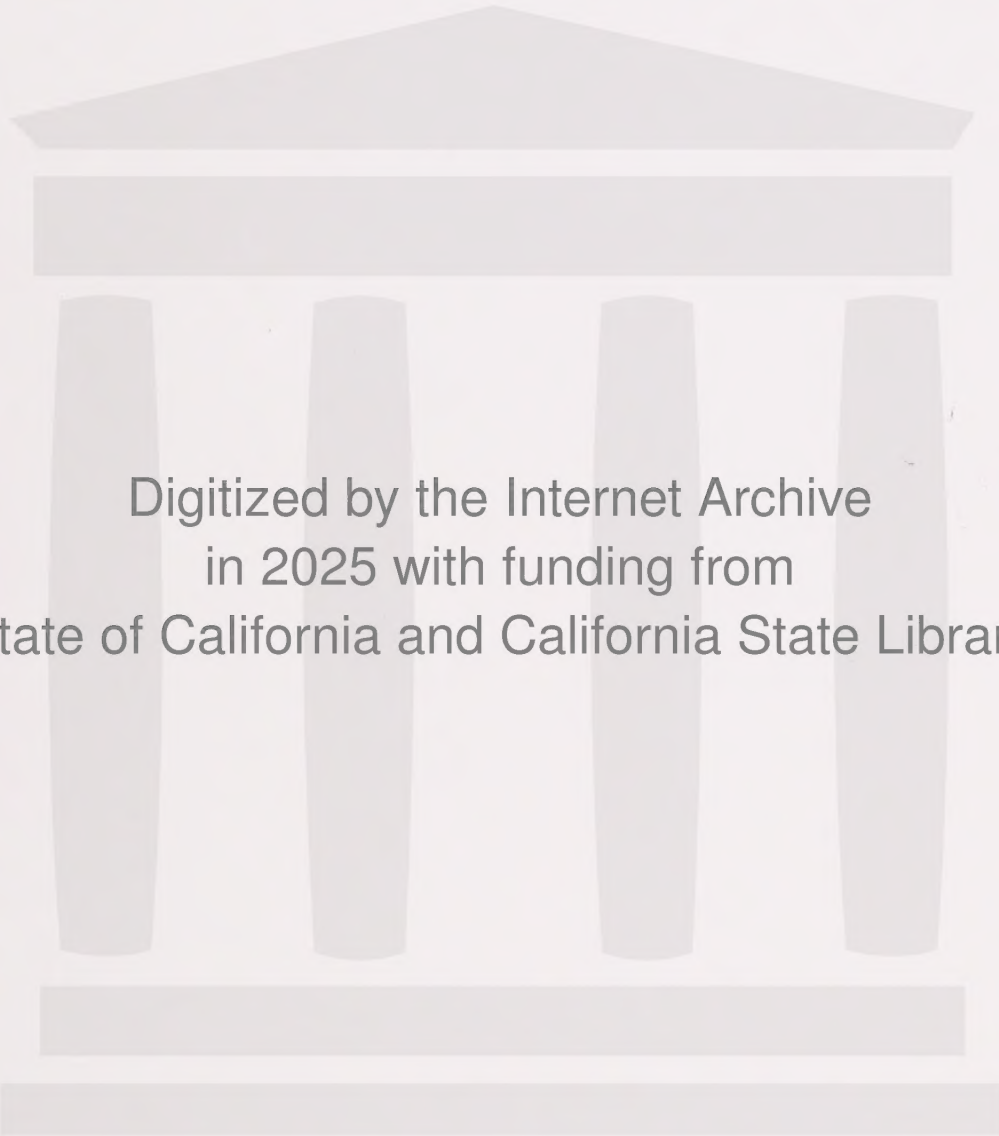
UNIVERSITY OF CALIFORNIA



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# GENERAL PLAN POLICY DOCUMENT

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CITY OF NEWMAN  
GENERAL PLAN

POLICY DOCUMENT

Adopted October 20, 1992



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## INTRODUCTION







## INTRODUCTION

### THE CITY OF NEWMAN

The city of Newman is located in western Stanislaus County, immediately north of the Merced County line. Newman lies approximately 13 miles south of the city of Patterson, five miles north of the city of Gustine, and about one mile west of the San Joaquin River. The principal highways in or near the city include Interstate 5 and State Highway 33. Highway 33 bisects the city. Interstate 5 is located about four miles west of Newman, and serves as a key link to the San Francisco Bay Area.

### PURPOSE AND NATURE OF THE GENERAL PLAN

A general plan is a legal document, required by state law, which serves as a community's "constitution" for development and the use of its land. It must be a comprehensive, long-term document, detailing proposals for the "physical development of the city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (*Government Code §65300 et seq.*). Time horizons vary, but the typical general plan looks 10 to 20 years into the future.

State law specifically requires that the general plan address seven topics or "elements." These are land use, circulation (transportation), housing, conservation, open space, noise, and safety. These elements must be internally consistent. The plan must analyze issues of importance to the community, set forth policies in text and diagrams for conservation and development, and outline specific programs for implementing these policies.

Preparing the general plan is an activity which sharpens and focuses the many concerns of citizens within the community and provides a structure by which these often conflicting concerns can be forged into a common vision of the future. By focusing attention on the issues facing the community and placing them in an expanded time frame, the general plan helps citizens to see their community as a complex system--a living entity that grows and responds to problems and opportunities--and helps to guide the community along an agreed-upon course.

On a more concrete level, preparing, adopting, and maintaining a general plan serves the following purposes:

- To establish within local government the capacity to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities facing the community;
- To identify the community's environmental, social, and economic goals;
- To record the local government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development;
- To provide citizens with information about their community and with opportunities to participate in the local planning and decision-making process;
- To improve the coordination of community development and environmental protection activities among local, regional, state, and federal agencies; and



- To establish a basis for subsequent planning efforts, such as preparation of specific plans, redevelopment plans, and special studies, to deal with unique problems or areas in the community.

While the general plan sets out policies and identifies ways to put these policies into action, the actual implementation of the plan is a complex and lengthy process in its own right. In implementing the plan, local officials must take many separate, but interconnected actions according to the direction set out in the general plan.

These various implementing actions rest on two basic powers of local government: corporate and police powers. Using their "corporate power," local governments collect money through bonds, fees, assessments, and taxes, and spend it to provide services and facilities such as police and fire protection, streets, water systems, sewage disposal facilities, drainage facilities, and parks. Using their "police power," local governments regulate citizens' use of their property through zoning, subdivision, and building regulations in order "to promote the health, safety, and welfare of the public." The general plan provides the framework for the exercise of these powers by local officials. By virtue of state law and case law, all discretionary and ministerial decisions, including all zoning, subdivision, and public works decisions, must be consistent with the general plan.

## PREPARATION OF THE GENERAL PLAN

In late 1989, the City of Newman initiated a comprehensive revision of its *1976 General Plan*. The City retained a multi-disciplinary consulting team headed by J. Laurence Mintier & Associates to assist the City in its general plan effort. The first step in the process was preparation of a *Community Concerns Summary Report* based on a townhall meeting in January 1990, a series of interviews with City officials, and responses to a widely-distributed survey form.

As the foundation for policy development, the consulting team subsequently prepared a detailed *Background Report* describing existing conditions and trends in Newman. The *Background Report* includes chapters on land use, housing, population, economic conditions and fiscal considerations, transportation and circulation, public facilities and services, recreational and cultural resources, natural resources, health and safety, and scenic resources and urban design.

The next major step in the process was to identify key issues and options for the general plan and summarize them for public review. These issues and options focused on what the consulting team believed would be the most important policy, program, land use, circulation, and development concerns to be addressed in the general plan.

These issues and options were based largely on the findings in the *Community Concerns Summary Report* and the *Background Report*. They were, however, also the result of extensive discussions among consulting team members and with City officials, other public agencies, industry groups, property owners, developers, community groups, and individual citizens.

Following its release, the *Issues and Options Report* was reviewed for the public at a townhall meeting and two community workshops during December 1990 and January 1991, then considered by the Planning Commission and City Council. During January and February, the Planning Commission and City Council held a joint public hearing to review the *Issues and Options Report* and receive public testimony. The Planning Commission met three times during January and the City Council in turn held two meetings in February to review the Issues and Options Report. On February 12, 1991, the City Council made its final



recommendations on the *Issues and Options Report*. For each issue discussed in the *Issues and Options Report*, the City Council selected one or more options, in some cases combining options and in other cases modifying the options. In addition, the City Council directed the consulting team to prepare sketch plans for three population alternatives for further review by the public and City Council.

Based on the City Council's direction and in cooperation with City staff, the consulting team prepared a *Sketch Plan Alternatives Report*. The *Sketch Plan Alternatives Report* described the major land use, circulation, and urban form issues for three sketch plan alternatives and provided a broad analysis of their implications. In May 1991, the Planning Commission and City Council held a joint public hearing to review the *Sketch Plan Alternatives Report* and receive public testimony. The Planning Commission met once in June and the City Council in turn held two meetings in June to review the *Sketch Plan Alternatives Report*. On June 25, 1991, the City Council made its final recommendations on the *Sketch Plan Alternatives Report*. The City Council subsequently held a public hearing on August 13, 1991, to review growth management alternatives for possible inclusion in the *General Plan*.

Based on the City Council's direction on the *Issues and Options Report* and *Sketch Plan Alternatives Report* and in cooperation with City staff, the consulting team prepared the draft goals, policies, and implementation programs and land use and circulation diagrams constituting the *Policy Document* of the *Draft General Plan*. At the same time, the consulting team prepared a *Draft Environmental Impact Report* (EIR) to meet the requirements of the California Environmental Quality Act.

The Planning Commission and City Council held two joint public hearings in October 1991 to receive public comment on the *Draft General Plan* and another joint public hearing in January 1992 to receive public comment on the *Draft EIR*. During December 1991 and January 1992, the Planning Commission met four times to review the *Draft General Plan*. In February 1992, the City Council held a public workshop on the *Draft General Plan*. Subsequently, the City Council held nine meetings during April through July 1992 to review the *Draft General Plan* and *Draft EIR*. On July 14, 1992, the City Council gave its final directions on the *Draft General Plan* and directed the consultants to prepare the final *General Plan*.

Based on the direction set out by the City Council, the consulting team revised the *General Plan* documents. Following a public hearing by the Planning Commission and City Council on September 29, 1992, the City Council adopted the *General Plan* on October 20, 1992.

Throughout the general plan preparation and review process the City made every effort to notify the public and community groups of opportunities to be involved in the process. Public hearings and meetings were formally noticed in local newspapers and Newman newspapers regularly carried topical articles on the progress of the General Plan program.

## ORGANIZATION OF THE GENERAL PLAN

The *Newman General Plan* consists of two documents: the *General Plan Background Report* and the *General Plan Policy Document*. The *General Plan Background Report* inventories and analyzes existing conditions and trends in Newman. The *Background Report*, which provides the formal supporting documentation for general plan policy, addresses ten subject areas: land use; housing; population; economic conditions and fiscal considerations; transportation and circulation; public facilities and services;

cultural and recreational resources; natural resources; health and safety; and scenic resources and urban design.

The *General Plan Policy Document* includes the goals, policies, standards, implementation programs, quantified objectives, land use diagram, and circulation plan diagram that constitute the formal policy of the City of Newman for land use, development, and environmental quality. The following definitions describe the nature of the statements of goals, policies, standards, implementation programs, and quantified objectives as they are used in this document:

**Goal:** *The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.*

**Policy:** *A specific statement in text or diagram guiding action and implying clear commitment.*

**Standard:** *A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.*

**Implementation Program:** *An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.*

**Quantified Objective (Housing only):** *The number of housing units that the City expects to be constructed and the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the time frame of the Housing Element.*

The *General Plan Policy Document* is divided into three main parts. Part I describes the designations appearing on the *Land Use Diagram* and outlines the standards of population density and building intensity for these land use designations. Part I also contains a diagram depicting the proposed circulation system and a description of the street classification system.

Part II contains explicit statements of goals, policies, and standards. Part II is divided into sections roughly corresponding to the organization of issues addressed in the *General Plan Background Report*. These are: I. Land Use; II. Transportation and Circulation; III. Housing; IV. Public Facilities and Services; V. Recreational and Cultural Resources; VI. Natural Resources; VII. Health and Safety; VIII. Community Design; and IX. Administration. Each section includes several goal statements relating to different sub-issues or different aspects of the issue addressed in the section. For each goal statement there are several policies which amplify the goal statement.

Part III lists implementation programs for the general plan goals and policies. Implementation programs describe briefly the proposed action, the agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. The implementation section for housing includes a statement of quantified housing objectives, required by state law as part of the housing element.

Appendix A provides guidelines for the preparation of specific plans and neighborhood plans for designated areas in the Planning Area.



In addition to the *General Plan Background Report* and *General Plan Policy Document*, an *Environmental Impact Report* analyzing the impacts and implications of the *General Plan* was prepared. The *EIR*, which is not a formal part of the *General Plan*, was prepared to meet the requirements of the California Environmental Quality Act.

## USING THE GENERAL PLAN

The *General Plan* serves as a "constitution" for development, the foundation upon which all land use decisions are to be based. The *General Plan* guides day-to-day decisionmaking. All other land use plans and regulations and capital improvement plans, including specific plans, redevelopment plans, zoning, subdivision, and capital improvement decisions, must be consistent with the *General Plan*.

State law provides that the *General Plan* may be amended as many as four times per year. Except for the housing element, state law does not establish a mandatory time schedule for comprehensive updates. Communities are expected to make adjustments to the *General Plan* as they are necessary. Comprehensive updates are usually needed when conditions have substantially changed since adoption of the *General Plan*, which might necessitate a major review every five years.



**PART I**

**LAND USE/CIRCULATION DIAGRAMS**

**AND STANDARDS**





## PART I

### LAND USE/CIRCULATION DIAGRAMS AND STANDARDS

Part I first describes the *General Plan Land Use Diagram* and the allowable uses and standards for each of the designations shown on the diagram and, second, describes the *Circulation Plan Diagram* designed to support the land uses depicted on the *Land Use Diagram*. Land use and circulation policies which guide development under the *Land Use Diagram* and *Circulation Plan Diagram* are presented in Part II of the *General Plan Policy Document*.

#### LAND USE DIAGRAM AND STANDARDS

The *Land Use Diagram* (inserted separately) depicts proposed land use for Newman through the year 2010. The boundary lines between most land use designations are delineated as specifically as possible, in most cases following parcel lines.

The following sections describe the land use designations appearing on the *Land Use Diagram* and the standards of population density and building intensity for the various land use designations.

Standards of building intensity for residential uses are stated as the allowable range of dwelling units per gross acre. *Gross acreage* includes all land (including streets and rights-of-way) designated for a particular residential use, while *net acreage* excludes streets and rights-of-way. Normally, net acreage is about 25 percent less than gross acreage.

Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per gross acre by the average number of persons per dwelling unit assumed for the applicable residential designation. The assumed average number of persons per dwelling unit for each residential designation has been extrapolated from estimates by the 1990 Census for Newman. The assumed average number of persons per dwelling unit is 3.0 for the Low Density and Central Residential designations, 2.75 for the Medium Density Residential designation, 2.5 for the High Density Residential designation, and 2.75 for the Neighborhood Planned Residential and Planned Mixed Residential designations.

Standards of building intensity for non-residential uses are stated as maximum floor-area ratios (FARs) based on net acreage. An FAR is a ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a site with 10,000 net square feet of land area, an FAR of 1.0 will allow 10,000 gross square feet of building floor area to be built. On the same site, an FAR of 2.0 would allow 20,000 square feet of floor area (i.e., two-story building with 100 percent lot coverage); and an FAR of 0.4 would allow 4,000 square feet of floor area.

#### Low Density Residential (LDR)

This designation provides for single-family detached and attached homes, duplexes on corner lots, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1.1 to 5.0 units per gross acre. Lot sizes within this designation would typically range from 6,000 square feet to an acre, although smaller lots sizes would be permitted through clustering and planned residential developments.

### **Central Residential (CR)**

This designation provides for single-family detached and attached homes, duplexes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Parking for adjacent commercial uses shall be permitted as a discretionary use. Residential densities shall be in the range of 3.1 to 12.0 units per gross acre. This designation is applied to the central, older neighborhoods. Subareas within this designation that developed predominantly with single family homes should be preserved for such uses, while areas with higher densities or a mix of housing types shall be permitted to intensify or develop at the higher end of the density range.

### **Medium Density Residential (MDR)**

This designation provides for single-family detached and attached homes and multi-family residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 5.1 to 12.0 units per gross acre. Lot sizes will typically range from 3,500 to 10,000 square feet, although larger lots may occur with larger multi-family projects.

### **High Density Residential (HDR)**

This designation provides for single-family attached homes and multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 12.1 to 20.0 units per gross acre.

### **Neighborhood Planned Residential (NPR)**

This designation provides for single-family detached and attached homes, secondary residential units, multi-family residential units, parks, open space, public and quasi-public uses, and similar and compatible uses.

All development under this designation shall be approved pursuant to an adopted neighborhood plan or specific plan. New residential development within areas designated Neighborhood Planned Residential shall contain a full range of residential densities (i.e., low, medium and high density). Residential densities shall be in the range of 1.1 to 20.0 units per gross acre. At least 35 percent of the new residential units developed within Neighborhood Planned Residential areas shall be developed as multi-family housing. The overall average residential density for residential lands (i.e., excluding lands designated for Recreation and Parks, Open Space, or Public/Quasi-Public) shall be at least 6.0 units per gross acre but shall not exceed 7.5 units per gross acre.

Within each such area, higher density housing shall be located near schools, parks, and retail shopping, where appropriate, and integrated with the design and development of the surrounding neighborhood to the maximum extent feasible.

### **Planned Mixed Residential (PMR)**

This designation provides for single-family detached and attached homes, secondary residential units, multi-family residential units, parks, open space, public and quasi-public uses, and similar and compatible uses.

All development under this designation shall be approved pursuant to an adopted specific plan. As these specific plans are approved, the Planned Mixed Residential designation shall be replaced with a more specific residential designation (i.e., Low, Medium, or High Density), along with Recreation and Parks or Public/Quasi-Public designations as deemed appropriate based on the approved specific plan.

New residential units within Planned Residential areas will be developed according to a general policy goal of maintaining the following mix of residential densities: 75 percent low density, 15 percent medium density, and 10 percent high density. Some of the 75 percent low density can be met with Medium Density Residential-designated land planned for single family uses. At least 20 percent of the total units shall be multi-family housing. The overall average residential density for residential lands (i.e., excluding lands designated for Recreation and Parks, Open Space, or Public/Quasi-Public) shall not exceed 6.0 units per gross acre.

### **Downtown (D)**

This designation provides for retail and service uses, restaurants, professional and administrative offices, hotels, residential units above the ground floor, public and quasi-public uses, and similar and compatible uses. This designation is intended to accommodate local-serving retail and offices; large administrative offices and land-extensive commercial operations are not appropriate in this designation. Residential densities shall be in the range of 5.1 to 10.0 units per gross acre; the FAR for all uses shall not exceed 2.0. Residential uses shall be subject to discretionary review and approval.

### **General Commercial (GC)**

This designation provides for land-extensive retail and wholesale commercial uses, service stations, offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40. Office uses shall be subject to discretionary review and approval.

### **Industrial Services (IS)**

This designation provides for service-related industrial development, including shops, repairs, light fabrication, and farm, building, and mechanical materials supply and sales. The FAR shall not exceed 0.35.

### **Light Industrial (LI)**

This designation provides for planned industrial parks, warehouses, retail uses when accessory to a warehouse or industrial use, light manufacturing and assembly, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40. Commercial uses shall be subject to discretionary review and approval.

### **Heavy Industrial (HI)**

This designation provides for manufacturing, processing, assembling, research, wholesale and storage uses, trucking terminals, railroad facilities, public and quasi-public uses, and similar and compatible uses. New industrial development shall be accommodated in planned industrial parks, with the exception of infill and reuse in existing industrial areas. The FAR shall not exceed 0.40.



### **Business Park (BP)**

This designation provides for offices, research and development, light industrial, wholesale commercial and limited regional commercial uses, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40.

### **Public/Quasi-Public (PQP)**

This designation provides for government-owned facilities, public and private schools, and quasi-public uses such as hospitals and churches. The FAR shall not exceed 0.50.

### **Recreation and Parks (RP)**

This designation provides for existing and planned public parks and other recreational uses. The FAR for development in RP-designated areas shall not exceed 0.20.

### **Urban Reserve (UR)**

This designation is applied to land within the Planning Area to be considered for development with urban uses (primarily residential uses) beyond the time frame of the *General Plan* (2010). This land shall remain in agriculture or open space through the time frame of the *General Plan*. No urban development may occur on lands designated Urban Reserve before the *General Plan* is amended to specify a primary land use designation for the property.

### **Industrial Reserve (IR)**

This designation is applied to land within the Planning Area to be considered for development with industrial uses beyond the time frame of the *General Plan* (2010). This land shall remain in agriculture, open space, or irrigated sewer spray fields through the time frame of the *General Plan*. No industrial development may occur on lands designated Industrial Reserve before the *General Plan* is amended to specify a primary land use designation for the property.

### **Agriculture (A)**

This designation provides for agricultural uses, industrial uses related directly to agriculture, related single family homes, and similar and compatible uses. The minimum parcel size shall be 40 acres. This designation is applied to lands outside the boundaries of the Planning Area.



## CIRCULATION PLAN DIAGRAM AND STANDARDS

The *Circulation Plan Diagram* (Figure I-1) depicts the official classification of existing and proposed streets and roads within Newman. The following paragraphs define the various types of roadways included in the classification system.

**Local Roadways** are intended to serve adjacent properties only. They carry very little, if any, through-traffic, and generally carry very low traffic volumes. While normally discontinuous in alignment, many of Newman's local roadways are laid out in a grid system, making through-travel possible, but not desirable. Speed limits on local roadways normally do not exceed 25 miles per hour. Not all local roadways are depicted on the *Circulation Plan Diagram*. New local roadways shall have 60-foot rights-of-way or 50-foot rights-of-way for shorter segments with limited traffic (e.g., cul-de-sacs).

**Collector Roadways** are intended to "collect" traffic from local roadways and carry it to roadways higher in the street classification hierarchy (e.g., arterials). Collector roadways also serve adjacent properties. They generally carry light to moderate traffic volumes, and speed limits are typically in the 25-to-35 miles per hour range.

Roadways designated as collectors on the *Circulation Plan Diagram* include Yolo Street, Kern Street, Inyo Avenue, Prince Road south of Shiells Road, T Street, Fig Lane/Q Street, Barrington Road south of Stuhr Road, Driskell Road, Hallowell Road, and other unnamed new streets. New collectors shall have 80-foot rights-of-way with bikepaths, 70-foot rights-of-way without bikepaths, and 90-foot rights-of-way at major intersections. If driveways must be provided near intersections for facilities such as service stations, such driveways should be located at least 50 feet from the intersection.

**Arterial Roadways** are fed by collector roadways, provide for crosstown and regional travel, and carry larger volumes of traffic. They are divided roadways of four or six lanes with a large median area which is used for auxiliary lane purposes at intersections. Away from intersections, median breaks should be limited to providing access to arterial and collector streets. There should be no direct access to adjacent properties unless no reasonable alternatives exist. Such direct access should be limited to right turn-in and right turn-out movements only. Speed limits on arterial roadways are typically in the 35-to-40 mile per hour range.

Roadways classified as arterials on the *Circulation Plan Diagram* include "N" Street/Highway 33, Stuhr Road, Hoyer Road, Orestimba Road, Canal School Road, Harvey Road north of Shiells Road, Shiells/Brazo Road, Upper Road, Merced Street, Prince Road north of Shiells Road, Jensen Road and its connection from the CCID Canal to Hills Ferry Road, Hills Ferry Road, and Draper Road north of Shiells Road. New arterial roadways shall have 120-foot rights-of-way for six-lanes, and 106-foot rights-of-way for four lanes, with widenings at major intersections to allow for an added left-turn lane. If driveways must be provided near intersections for facilities such as service stations, such driveways should be located at least 50 feet from the intersection.

### Recommended Street Standards

Recommended cross sections for the various street classifications are depicted in Figure I-2. These standards are presented as guidelines, subject to modifications based on site-specific conditions.

All new roadways and roadway widenings are assumed to be constructed to a width adequate to serve the projected traffic volumes. Additional lanes may be necessary at major intersections to accommodate

turning lanes. The recommended approach lane design at each intersection along these roadways are represented in Table I-1. Table I-1 also indicates whether parking will be provided along the various facility types.

---

**TABLE I-1**  
**RECOMMENDED APPROACH LANE DESIGN**

Facility Type	Intersecting Streets	Right	Through	Left	Parking*
Arterial	Arterial	1	2	2	Yes/No**
	Collector	0	2	1	
Collector	Arterial	0	1	1	Yes
	Collector	0	1	0	
	Local	0	1	0	

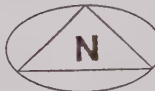
\* Not at intersections

\*\*Depending on design

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# Newman Study Area



Base Map prepared by Lew Garcia Davis, June 1990.

FIGURE I-1

## CIRCULATION PLAN DIAGRAM

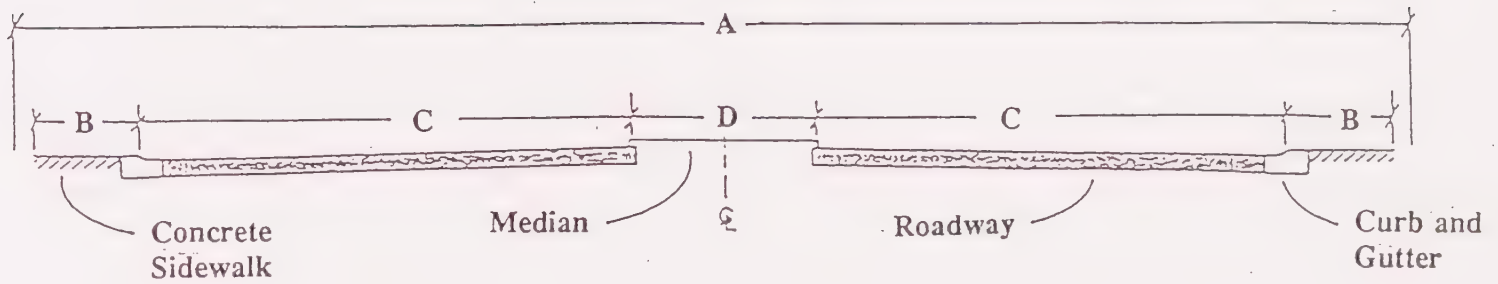
- Arterial
- Collector





FIGURE I-2

STREET CROSS SECTION STANDARDS



Width of Segment in Feet

	A	B	C	D
	Right-of-Way	Curb, Gutter, and Sidewalk	Paved Roadway Per Direction	Median
Arterial (Six-Lane)	120	10	43	14
Arterial (Four-Lane)	106	10	36	14
Collector	80/70*	10	30	--
Local	60/50	10	20	--

\*70 feet with no bike lane



## **PART II**

# **GOALS AND POLICIES**



## SECTION I

### LAND USE

#### GOALS AND POLICIES

**Goal I.A:** To provide for orderly, well-planned, and balanced growth consistent with the limits imposed by the city's infrastructure and the city's ability to assimilate new growth.

**Policies:**

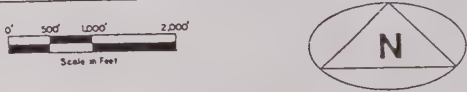
- I.A.1. The City shall seek to preserve Newman's traditional small-town qualities (e.g., neighborhood scale, socially and economically integrated neighborhoods, single centralized downtown, relatively low traffic volumes, and strong community identity), while increasing its residential and employment base.
- I.A.2. The City shall link the rate of growth in Newman to the provision of adequate services and infrastructure, including schools. The City shall, through the *Citywide Services Master Plan*, ensure that growth occurs in an orderly fashion and in pace with the provision of public facilities and services.
- I.A.3. The City shall, through the use of specific plans and neighborhood plans, ensure that growth and development occur in an orderly and contiguous manner. Development shall be considered contiguous if it meets the following three criteria: 1) it is adjacent to any phase or tract of any incorporated or City-approved development (not including new public or quasi-public land uses); 2) all permanent services and facilities, including roads, sewer, water, storm drainage, and utilities have been extended for the area proposed to be developed, accepted by the City, and are available for use consistent with the *Citywide Services Master Plan*; and 3) no islands of unincorporated or undeveloped territory that the City has not approved for development are created.
- I.A.4. The City shall require preparation and approval of specific plans or neighborhood plans for newly developing areas on the periphery of the city prior to development of these areas (see Figure II-1). Specific plans and neighborhood plans shall comply with the specific plan guidelines and neighborhood plan guidelines contained in Appendix A of the *Policy Document*.
- I.A.5. As a long-term goal, the City shall promote the development of employment uses that improve the city's current jobs-housing imbalance.
- I.A.6. The City shall ensure that its designation of land uses and approval of development projects do not hinder efforts to maintain a positive fiscal balance for the City.
- I.A.7. New development in Newman shall emphasize pedestrian convenience and facilitate the use of non-automobile forms of transportation.
- I.A.8. The City shall promote development that maintains and reinforces the downtown as the geographic and economic center of Newman.



- I.A.9. Upon annexation to the city, land within the Planning Area shall be developed to urban standards. Pending annexation to the city, such land shall remain in agriculture, open space, or other low-intensity non-urban uses.
- I.A.10. The City shall investigate and pursue methods for development of areas south of the Stanislaus/Merced County line at the city's southern edge to create a more logical city form, including adjustment of the county line or coordinated development under Merced County's jurisdiction.
- Goal I.B:** **To promote the development of an economically vital, pedestrian-oriented downtown that includes retail commercial, office, residential, civic, cultural, and recreational uses.**
- I.B.1. The City shall encourage the location of businesses and services (e.g., theaters, museums, libraries, restaurants, galleries) in the downtown that provide cultural and social enrichment and extend the hours during which downtown is an active place.
- I.B.2. The City shall encourage the development of new civic buildings and cultural facilities in the downtown.
- I.B.3. Development and redevelopment of downtown properties along "O" Street and ultimately along Merced Street, Fresno Street, and Highway 33 shall be guided by the following principles:
- a. Buildings and new uses, including the shopping center at the terminus of "O" Street to the south, shall be developed and/or redeveloped as a complementary and compatible extension of the existing downtown.
  - b. New uses along Highway 33 should emphasize retail uses oriented to visitors and travelers.
  - c. Buildings shall be located as close as possible to the sidewalk/street and front property lines along "O" Street and other streets in the downtown core.
  - d. First-floor development should be occupied predominantly by retailing uses with a minimum of non-retail or office uses. Residential, office, and other non-retail uses should be located in mezzanines and upper floors.
  - e. Public and private parking lots should be located in the interior of blocks, should not be located along major street frontages, and should be prohibited at street intersections.
- I.B.4. The City shall promote infill development and the conversion of industrial buildings and properties to retail commercial and/or office uses in the downtown. The City shall, however, allow for the continued operation and for expansion of existing industries located downtown, provided such expansion occurs on the industry's existing site or on adjacent properties, and that such expansion will not adversely affect the ability of the City to achieve its other goals and policies for downtown.



# Newman Study Area



Base Map prepared by Lew Garcia Davis, June 1990.

FIGURE II-1  
NEIGHBORHOOD PLAN AND  
SPECIFIC PLAN AREAS

- S Residential Specific Plan Areas
- N Neighborhood Plan Areas
- I Industrial Specific Plan Areas
- C Highway 33 Corridor Plan Area
- D Downtown Plan Area
- R Reserve Areas





- I.B.5. The City shall promote and provide support for the physical upgrading of older buildings and their facades in the downtown.
- I.B.6. The City shall support the revitalization of the downtown by upgrading physical infrastructure, such as sidewalks, curbs, water, sewer, and drainage facilities. The City shall also work with utility companies in undergrounding overhead utility lines in the downtown.
- I.B.7. Expansion of the existing downtown should be phased in relation to the city's overall growth to maintain an active and vital downtown during all stages of development.

**Goal I.C:** To designate adequate land in a range of residential densities to address the housing needs of all income groups expected to reside in Newman.

**Policies:**

- I.C.1. The City shall maintain an adequate supply of residential land in appropriate land use designations and zoning categories to accommodate Newman's fair share of projected regional growth, maintain normal vacancy rates, and minimize residential land costs. New residential projects must meet or exceed the minimum densities specified for the applicable land use designation.
- I.C.2. The City shall seek to maintain an overall mix of 75 percent single family and 25 percent multi-family units in its housing stock.
- I.C.3. The City shall provide for the development of affordable housing to meet the needs of low-and moderate-income households.
- I.C.4. Generally, higher density housing shall be located along collector and arterial streets and within easy walking distance of the downtown and neighborhood shopping centers.
- I.C.5. The City shall promote the preservation of the integrity and stability of existing residential neighborhoods.
- I.C.6. The City shall ensure that new residential development pays its fair share in financing public facilities and services.

**Goal I.D:** To designate adequate land for and promote the development of commercial uses providing goods and services to Newman residents, employees, and visitors.

**Policies:**

- I.D.1. The City shall promote expansion of the range of retail goods and services offered in Newman to capture a larger share of expenditures by Newman's residents and minimize the need for Newman residents to shop outside the city.



## *Land Use*

- I.D.2. The City shall promote the establishment, maintenance, and expansion of businesses in Newman that generate high retail sales taxes as important contributors to the local economy.
- I.D.3. Major new retail development shall be concentrated within the downtown.
- I.D.4. The City shall work with local business groups and associations, such as the Newman Chamber of Commerce, to promote Newman businesses.
- I.D.5. New commercial and office development along Highway 33 outside of downtown shall be designed to complement the character, scale, and mass of the historic downtown and to avoid the appearance of strip development.
- I.D.6. The City shall require the aggregation of smaller lots in the General Commercial and Business Park designations to provide adequate sites for designated land uses.
- I.D.7. The City shall promote the development of an automobile mall in the General Commercial designation at the southern edge of the Planning Area west of Highway 33.

**Goal I.E:** To designate adequate land for and promote development of industrial uses that create jobs and enhance the economy of Newman.

### **Policies:**

- I.E.1. The City shall commit itself to a long-term program of economic development to promote the maintenance and expansion of Newman's industrial sector.
- I.E.2. The City shall seek to establish greater diversification in future industrial development.
- I.E.3. The City shall promote the development of clean industries that do not create problems or pose health risks associated with water and air pollution or potential leaks or spills.
- I.E.4. The City shall encourage new agriculture-related industry which provides year-round or counterseasonal employment.
- I.E.5. The City shall work with the private sector to promote job creation and a better jobs/housing balance.
- I.E.6. The City shall make maximum use of the industrial area in the southeast part of the city and reserve selected sites with good rail access for industrial development.
- I.E.7. The City shall promote the consolidation and concentration of industrial service uses in the area along Inyo Avenue east of the railroad tracks.
- I.E.8. New industrial development adjacent to residentially-designated areas shall include buffers to minimize impacts on adjacent residential development.

- I.E.9. The City shall assist existing industrial uses in the downtown expansion area in relocating to designated industrial areas of the city.
- I.E.10. The development of new industrial lands and sites shall be planned and carried out through specific plans, industrial area plans, planned unit developments, or industrial parks, according to the guidelines contained in Appendix A of the *Policy Document*, and through the redevelopment plan as appropriate.
- I.E.11. The City shall expand its sewage treatment and water supply facilities to encourage industrial development and shall reserve future capacity in these facilities for industrial development.
- I.E.12. The City shall seek assistance from the Stanislaus Economic Development Corporation (SCEDCO) in recruiting new firms to Newman and in expanding Newman's existing industrial operations.
- I.E.13. The City shall seek federal and state funding and technical assistance to promote the maintenance and expansion of Newman's industrial sector.
- I.E.14. The City shall sponsor and support job training programs for Newman residents to meet the needs of Newman's expanding industrial sector.

**Goal I.F:** To designate adequate land for development of public and quasi-public uses to support existing and new residential, commercial, and industrial land uses.

**Policies:**

- I.F.1. The City shall designate adequate, appropriately-located land for City, County, and School District facilities.
- I.F.2. The City shall concentrate civic/public buildings in the downtown area.
- I.F.3. The City shall promote the clustering of public and quasi-public uses such as schools, parks, child care facilities, and community activity centers. Joint-use of public facilities shall be promoted, and agreements for sharing costs and operational responsibilities among public service providers shall be encouraged.
- I.F.4. The City shall designate adequate, appropriately-located land for quasi-public uses such as medical facilities, churches, private school facilities, and utility uses.
- I.F.5. The City shall cooperate with the Hills Ferry Cemetery District in addressing mutual needs and the requirement for expansion of cemetery facilities.
- I.F.6. The City shall encourage the development and operation of child care facilities.

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## SECTION II

### TRANSPORTATION AND CIRCULATION

#### GOALS AND POLICIES:

**Goal II.A:** To create and maintain a roadway network that will ensure the safe and efficient movement of people and goods throughout the city.

#### Policies:

- II.A.1. The City shall endeavor to maintain a Level of Service "C", as defined by the *1985 Highway Capacity Manual* or subsequent revisions, on all streets and signalized intersections within the city. To identify the potential impacts of new development on traffic service levels, the City shall require the preparation of traffic impact analyses at the sole expense of the developer for developments determined to be large enough to have potentially significant traffic impacts. All development proposals shall be reviewed to assure consistency with the circulation policies and standards contained in the *General Plan*.
- II.A.2. Streets shall be dedicated, widened, extended, and constructed according to City standards specified in Part I of this *Policy Document*. Dedication and improvements of full rights-of-way shall not be required in existing developed areas where the City determines that such improvements are either infeasible or undesirable. The City may allow other deviations if the City Engineer determines that safe and adequate public access and circulation are preserved by such deviations.
- II.A.3. The City shall encourage the development of grid street patterns in newly developing areas. Development of paved alleys may be allowed in conjunction with grid street patterns.
- II.A.4. The City shall provide for the phased development of an arterial grid street system to facilitate travel around the existing developed portion of the city and ensure access to new areas of the city as it expands. The arterial street system shall be constructed with sufficient lanes to satisfy traffic volumes through 2010, although right-of-way may be reserved for traffic volumes beyond 2010. Arterial streets may be widened subsequently (after 2010) to respond to increased traffic volumes. The major arterial street consisting of Jensen Road and its connection from Harvey Road to Hills Ferry Road shall be designed for an ultimate six-lane right-of-way. Before all lanes are needed to serve automobile traffic, the unused portion of the right-of-way may be used for bicycle paths, equestrian trails, or other recreational uses as appropriate.
- II.A.5. The City shall cooperate with the County and Caltrans in monitoring traffic volumes on Highway 33 and at the Stuhr Road interchange at Interstate 5 and shall support appropriate actions and improvements to maintain adequate levels of service on Highway 33 to the extent feasible and adequate levels of service at the Stuhr Road/I-5 interchange.
- II.A.6. The City shall provide for the southern extension of "O" Street south of Inyo Avenue into the proposed shopping center site (see Figure II-2).

## *Transportation and Circulation*

- II.A.7. On-street truck parking shall be prohibited in residential areas and where such parking restricts adequate sight distances or otherwise poses a potentially hazardous situation.
- II.A.8. The City shall designate appropriate truck routes. Industrial and commercial development shall be planned so that truck access through residential areas is minimized.
- II.A.9. The City shall ensure through a combination of traffic impact fees and other funding mechanisms that new development pays its share of the costs of circulation improvements. The total cost of required improvements shall be paid for by new development.
- II.A.10. The City shall prohibit development of private streets in new residential projects, except in extraordinary circumstances. In such cases, the private streets shall be developed to City street standards.

**Goal II.B:** To promote and maintain public and private transit systems that are responsive to the needs of Newman residents.

### **Policies:**

- II.B.1. The City shall work with the Stanislaus County Transit Authority and West Side Dial-a-Ride to maintain and expand van and bus service to Newman.
- II.B.2. The City shall periodically evaluate the need for the establishment of private taxi service in Newman and shall encourage such establishment when sufficient demand exists.
- II.B.3. The City shall cooperate with Stanislaus County and other transportation agencies in exploring the long-term possibility of developing commuter rail service on the West Side.

**Goal II.C:** To promote increased efficiency in automobile use.

### **Policies:**

- II.C.1. The City shall encourage and support programs which will increase ridesharing.
- II.C.2. The City shall cooperate with Caltrans and local agencies in the development of park-and-ride facilities.
- II.C.3. The City shall promote development patterns that reduce reliance on automobiles and facilitate easy access from outlying areas to downtown.

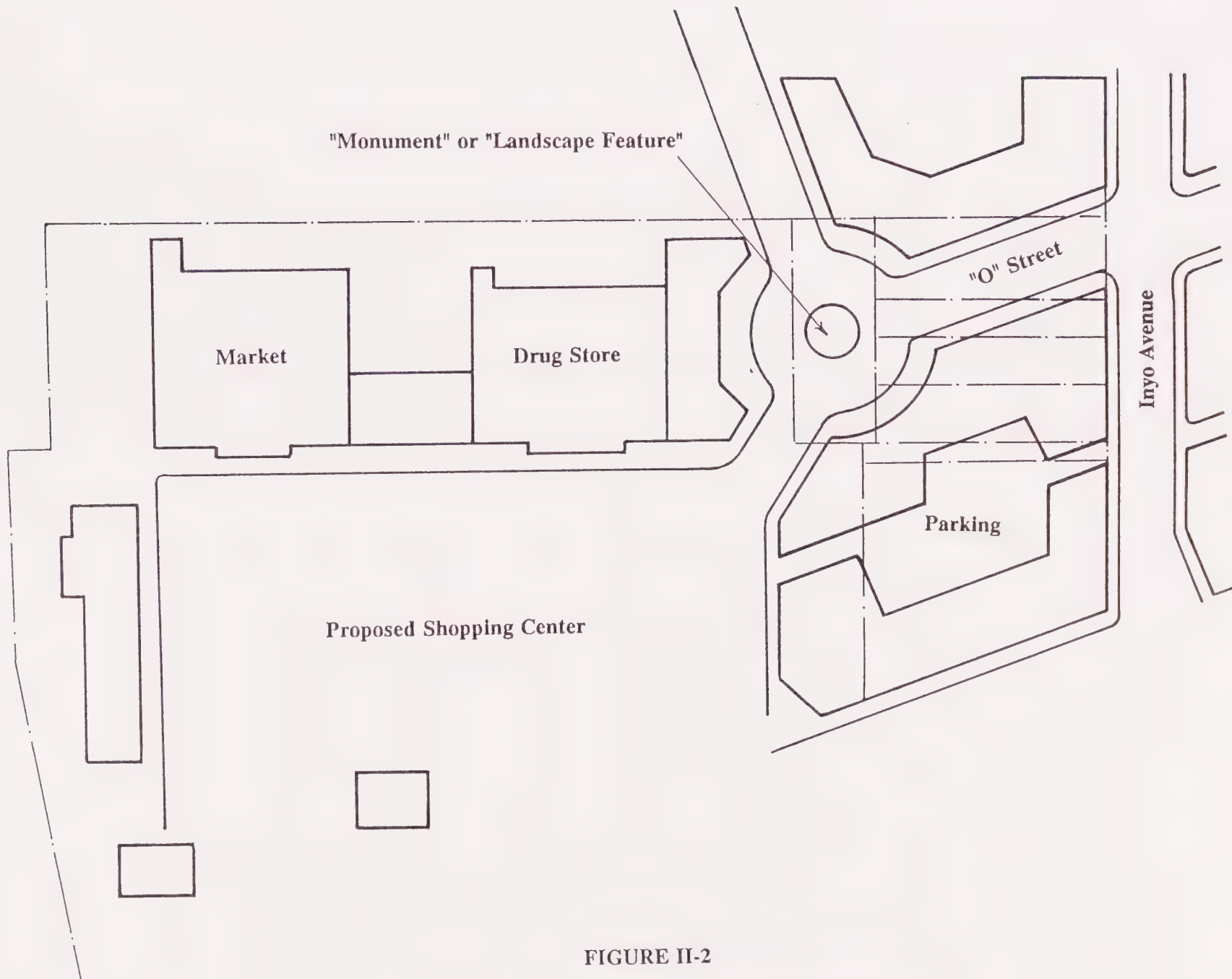


FIGURE II-2  
CONCEPTUAL DIAGRAM OF "O" STREET EXTENSION





**Goal II.D:** To consider air quality and noise impacts along with traffic flow efficiency when making decisions about improvements to existing roadways or construction of new roadways.

**Policies:**

II.D.1. To the extent feasible, the City shall provide for separation of residential and other noise-sensitive land uses from major roadways to reduce noise and air pollution impacts.

**Goal II.E:** To promote intergovernmental communication and cooperation concerning transportation-related issues.

**Policies:**

II.E.1. The City shall continue to participate in state, regional, and local transportation planning efforts to ensure coordination of the expansion and improvement of the region's transportation system.

II.E.2. The City shall continue to develop and maintain formal and informal lines of communication between adjacent jurisdictions to ensure cooperation in the development of transportation systems that cross jurisdictional boundaries, and concerning the possibility of realignment of the county boundary line to facilitate extension and improvements of Brazo Road and Canal School Road as City arterial roads in Merced County.

II.E.3. The City shall continue to work with Stanislaus County and other cities in the county in developing and implementing a Congestion Management Plan.

**Goal II.F:** To ensure the adequate provision of both on- and off-street parking.

**Policies:**

II.F.1. If future growth in traffic volumes necessitates removal of on-street parking places to provide additional traffic lanes, the City shall ensure that the lost on-street spaces are replaced with an equal number of off-street spaces within the same vicinity.

II.F.2. The City shall require provision of adequate off-street parking in conjunction with all new developments. Shared parking arrangements shall be encouraged. To the maximum extent possible, downtown parking shall be located behind buildings, out of direct view from "O" Street. Primary access to parking shall be via "N", Kern, Tulare, Fresno, Merced, and Stanislaus Streets (see Figure II-3).

II.F.3. The City shall pursue development of public parking lots in downtown and creation of a parking assessment district.

**Goal II.G:** To promote pedestrian and bicycle travel as alternatives to automobile use.

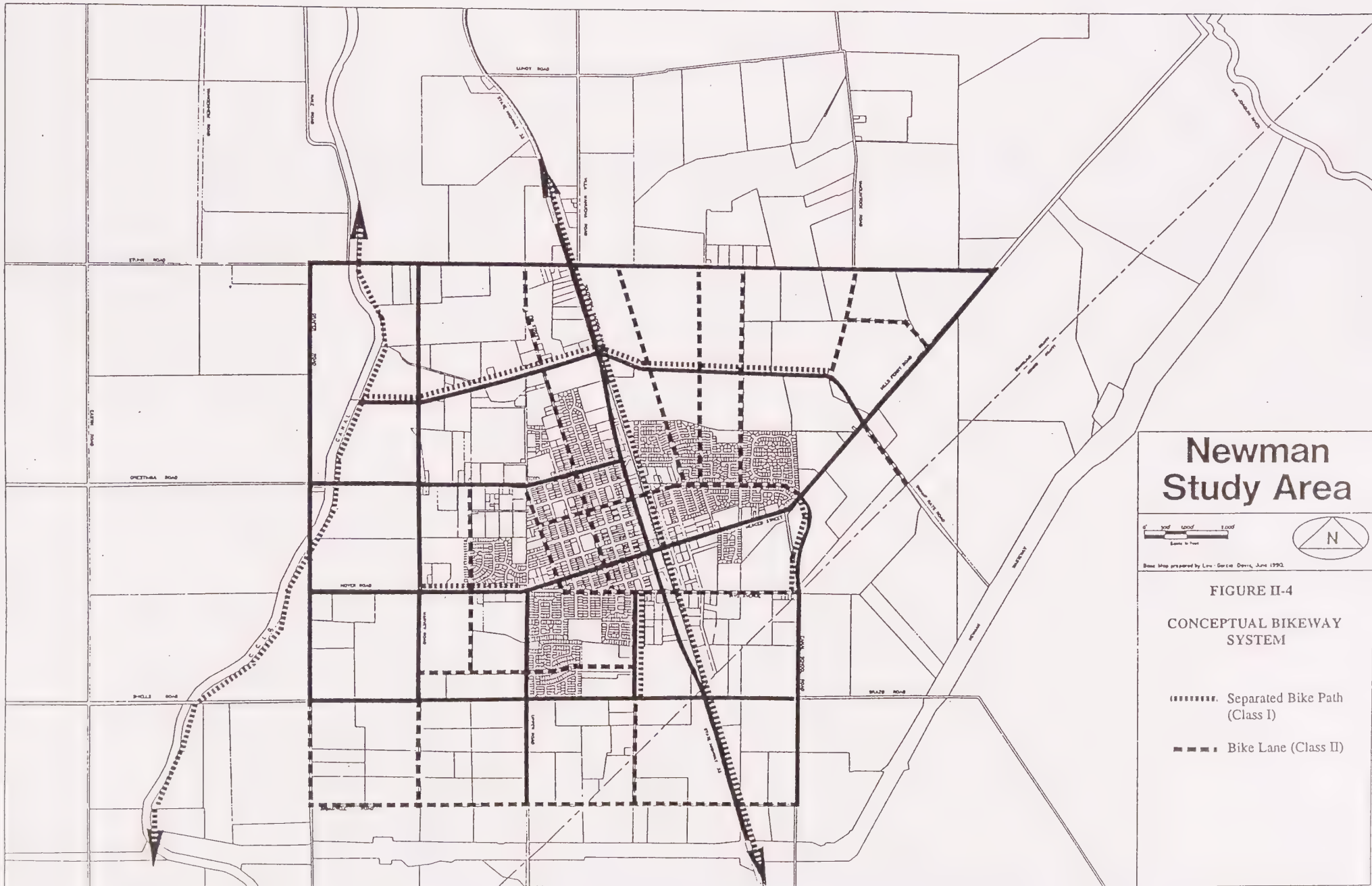
**Policies:**

- II.G.1. The City shall create and maintain a safe and convenient system of pedestrian and bicycle facilities that encourages walking or bicycling as an alternative to driving. These routes should directly link residential neighborhoods, parks, schools, downtown, neighborhood shopping centers, and employment centers. New development shall be required to develop and/or contribute to the development of these facilities.
- II.G.2. The City shall require installation of sidewalks along all city streets in newly developing areas. The City shall work with property owners to complete the sidewalk system in existing developed areas.
- II.G.3. Bicycle routes shall emphasize paths separated from vehicle traffic to the maximum extent possible, but shall also include bicycle lanes within public streets. To the extent possible, bicycle lanes shall be located on collector and local streets, although they may be permitted on major arterial streets on an interim basis (see Figure II-4).
- II.G.4. The City shall require inclusion of bicycle parking facilities at all new major public facilities and commercial and employment sites.
- II.G.5. Bicycle safety shall be considered when implementing improvements for automobile traffic operations.
- II.G.6. The City shall work with Stanislaus County, Merced County, the cities of Patterson, Crows Landing, Gustine, and other West Side communities in an effort to develop a regional bike path along the railroad right-of-way linking Newman with other West Side communities.









## Newman Study Area

0 500 1000  
Feet to Feet



Base Map prepared by Leo Garcia Davis, June 1993

FIGURE II-4

### CONCEPTUAL BIKEWAY SYSTEM

———— Separated Bike Path (Class I)

———— Bike Lane (Class II)



## SECTION III

### HOUSING

#### GOALS AND POLICIES:

**Goal III.A:** To promote development of a balanced range and mix of housing types for all economic segments of the community.

#### Policies:

- III.A.1. The City shall endeavor to maintain an adequate supply of residential land in appropriate land use designations and zoning categories to accommodate Newman's fair share of projected regional growth, maintain normal residential vacancy rates, and minimize residential land costs.
- III.A.2. The City shall seek to maintain an overall mix of 75 percent single family and 25 percent multi-family units in its housing stock.
- III.A.3. The City shall strive to provide for its fair share of the region's housing needs.
- III.A.4. The City shall require development of a mix of housing types throughout the city in order to increase residential choices and to promote social and economic integration.
- III.A.5. Housing affordable to low- and moderate-income families shall be dispersed throughout the community and incorporated into new development.
- III.A.6. The City shall encourage the construction of rental units with three or more bedrooms to accommodate larger households and reduce overcrowding.
- III.A.7. The City shall actively promote infill residential development where adequate public facilities and services are already in place.
- III.A.8. While promoting the provision of housing for all economic segments of the community, the City shall seek to ensure the highest quality in all new residential development.
- III.A.9. The City shall pursue all available state and federal funding assistance that is appropriate to Newman's needs to develop housing that is affordable to low- and moderate-income households. As appropriate, the City shall work with other local jurisdictions and agencies to form a consortium to take advantage of state and federal funding programs.
- III.A.10. The City shall consider use of Tax Exempt Mortgage Revenue Bonds, Mortgage Credit Certificates (MCCs) and support the use of other financing techniques such as FHA insurance for multifamily development, Low Income Tax Credits, State Rental Housing Construction Program (RHCP) financed by Propositions 77 and 84, and the Federal Home Loan Bank Affordable Housing Program.
- III.A.11. The City shall consider the use of in-lieu fees to be levied on new development to provide for the development of affordable housing.



## *Housing*

- III.A.12. The City shall promote the expeditious processing and approval of residential projects that conform to *General Plan* policies and City regulatory requirements.
- III.A.13. Consistent with other City objectives, the City shall ensure that its policies, regulations, and procedures do not add unnecessarily to the costs of producing housing.
- III.A.14. The City shall provide for the development of secondary residential units, as required by state law, while protecting the single-family character of neighborhoods. Development of secondary residential units fronting on alleys shall be encouraged.
- III.A.15. In accordance with provisions of state law, the City shall grant density bonuses of at least twenty-five (25) percent and at least one other specified incentive for qualifying projects to promote the inclusion of low- and moderate-income and senior citizen housing.
- III.A.16. If below-market-rate units are included in a project pursuant to the density bonus program or other local, state, or federal requirements, the City shall require buyer/renter eligibility screening and resale/rent controls for at least 30 years to maintain affordability of the units to originally-targeted income groups.
- III.A.17. Where residential units which are required to sell or rent at below-market-rates are included within a housing development, such units shall be interspersed within the development, and to the extent reasonable, shall be visually indistinguishable from market-rate units.
- III.A.18. The City shall allow the installation of mobilehomes and factory-built housing on permanent foundations consistent with the requirements of state law and in accordance with the City's residential design standards.
- III.A.19. The City shall work with the Stanislaus County Housing Authority in the development and administration of affordable housing programs.
- III.A.20. The City shall promote homeownership in new housing constructed for low- and moderate-income households, where possible.
- III.A.21. The City may use Community Development Block Grant (CDBG) funds in conjunction with private financial institutions to write down interest rates for home purchase or rehabilitation.
- III.A.22. The City shall support the continued use of Section 8 rent certificates by Newman residents.
- III.A.23. The City shall promote the establishment of a new nonprofit housing developer or work with existing nonprofit developers to help develop affordable housing.
- III.A.24. The City shall work with the Stanislaus County Housing Authority, local nonprofit housing agencies, and the California Housing Partnership, in accordance with the Low Income Housing Preservation and Resident Homeownership Act of 1990, to preserve lower income housing units threatened with conversion to market-rate housing through prepayment of subsidized mortgages.

**Goal III.B:** To promote the maintenance, improvement, and rehabilitation of the city’s existing housing stock and residential neighborhoods.

**Policies:**

- III.B.1. The City shall promote private reinvestment in older residential neighborhoods and private rehabilitation of housing.
- III.B.2. The City shall pursue all available state and federal funding assistance that is appropriate to Newman’s needs to rehabilitate housing. Housing rehabilitation efforts shall be given high priority in the use of CDBG funds.
- III.B.3. The City shall support the revitalization of older neighborhoods by keeping streets and other municipal systems in good repair.
- III.B.4. The City shall promote the continued upkeep of existing mobilehomes.
- III.B.5. The City shall require abatement of unsafe structures, giving property owners ample opportunities to correct deficiencies.
- III.B.6. Existing housing occupied by very-low- or low-income households shall not be demolished without assurance of the availability of suitable alternative housing.
- III.B.7. The City shall provide a process for the legalization of existing secondary residential units created without City approval.
- III.B.8. The City shall promote the preservation of architecturally- and historically-significant residential structures.

**Goal III.C:** To encourage energy efficiency in both new and existing housing.

**Policies:**

- III.C.1. As required by state law, the City shall require the use of energy conservation features in the design of all new residential structures. The City shall also promote incorporation of energy conservation and weatherization features in existing homes.

**Goal III.D:** To ensure the provision of adequate services to support existing and future residential development.

**Policies:**

- III.D.1. The City shall work with the Newman-Crows Landing Unified School District to ensure the availability of adequate school facilities to meet the needs of projected households in Newman.

## *Housing*

- III.D.2. The City shall support the use of CDBG funds for upgrading streets, sidewalks, and other public improvements.
- III.D.3. The City shall ensure that new residential development pays its fair share in financing public facilities and services.
- III.D.4. Through the *Citywide Services Master Plan*, the City shall strive to ensure that necessary public facilities and services are available prior to occupancy of residential projects.

**Goal III.E:** To promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, religion, sex, marital status, national origin, or color.

### **Policies:**

- III.E.1. The City shall give special attention in housing programs to the needs of special groups, including the physically and mentally disabled, large families, farmworkers, the elderly, and families with lower incomes.
- III.E.2. The City shall make available to the public information on the enforcement activities of the State Fair Employment and Housing Commission.
- III.E.3. The City shall work with the County and surrounding jurisdictions to address the needs of the homeless on a regional basis.
- III.E.4. The City shall cooperate with community-based organizations which provide services or information regarding the availability of services to the homeless.

## SECTION IV

### PUBLIC FACILITIES AND SERVICES

#### GOALS AND POLICIES:

- Goal IV.A:** To maintain an adequate level of service in Newman's public facilities and services to meet the needs of existing and future development.
- IV.A.1. In all newly developing areas, the City shall require detailed public facility planning as part of required specific plans.
- IV.A.2. The City shall ensure, insofar as possible, that public facilities and services are developed and operational as they are needed to serve new development.
- IV.A.3. The City shall ensure, through the *Citywide Services Master Plan* and through review of private development projects, that City service level standards are maintained. The City shall consider denial of development projects that would result in service levels falling below City standards.
- IV.A.4. The City shall establish and regularly monitor levels of service of Newman's public facilities and services.
- IV.A.5. The City shall ensure, through a combination of development fees and other funding mechanisms, that new development pays its fair share of the costs of developing new facilities and services.
- IV.A.6. The City shall provide for oversizing, as appropriate, of infrastructure to serve the long-term plans for development.
- Goal IV.B:** To maintain an adequate level of service in the City's water system to meet the needs of existing and future development.

#### Policies:

- IV.B.1. The City shall continue to use groundwater as the principal source of domestic water for the foreseeable future. The City shall also investigate acquisition of surface water rights from the Central California Irrigation District and other sources in order to decrease the city's dependence on groundwater.
- IV.B.2. The City shall approve new development only if adequate water supply to serve such development is demonstrated.
- IV.B.3. The City shall maintain a regular program for replacing older water pipes.
- IV.B.4. The City shall develop, maintain, upgrade, and replace city water wells as necessary to ensure adequate and assured water supply for existing and new development and for fire protection.



- IV.B.5. The City shall maintain a regular program for inspecting and testing fire hydrants.
- IV.B.6. To minimize the need for the development of new water sources and facilities and to minimize sewer treatment needs, the City shall promote water conservation both in City operations and in private development. The City shall require water-conserving water fixtures in all new development.
- IV.B.7. The City shall require the use of drought-tolerant plant species and drip irrigation systems in the landscaping of new public and private open space areas, common areas, and parks.
- IV.B.8. The City shall promote the use of reclaimed water and treated sewage effluent for public and private landscape maintenance and agricultural irrigation.

**Goal IV.C:** To maintain an adequate level of service in the City's sewage collection and treatment system to meet the needs of existing and future development.

**Policies:**

- IV.C.1. The City shall expand and develop sewage collection and treatment facilities to accommodate the needs of existing and planned development.
- IV.C.2. The City shall maintain a regular program for replacing and upgrading older and undersized sewer lines to reduce inflow and infiltration into the system.

**Goal IV.D:** To maintain an adequate level of service in the City's storm drainage system to accommodate runoff from existing and future development and to prevent property damage due to flooding.

**Policies:**

- IV.D.1. The City shall expand and develop storm drainage facilities, including storm drains and detention ponds, to accommodate the needs of existing and planned development.
- IV.D.2. Future drainage system discharges shall comply with applicable state and federal pollutant discharge requirements.
- IV.D.3. The City shall maintain a regular program for replacing and upgrading older and undersized storm drains.

**Goal IV.E:** To provide for the collection and disposal of solid waste while minimizing the generation of waste.

**Policies:**

IV.E.1. The City shall develop, adopt, and implement a State-approved *Source Reduction and Recycling Element* that will effectively reduce the amount of waste disposed of by 25 percent by 1995 and 50 percent by the year 2000.

IV.E.2. The City shall provide appropriate waste collection, recycling, and disposal services throughout the incorporated area.

IV.E.3. The City shall coordinate with the Stanislaus County Public Works Department concerning the city's continuing use of the Stanislaus Resource Recovery Facility and Fink Road Landfill and capacity projections for these facilities.

IV.E.4. The City shall meet or exceed all state laws relative to waste management and reductions.

**Goal IV.F:** To ensure that an adequate level of police service is maintained as new development occurs.

**Policies:**

IV.F.1. The City shall, through adequate staffing and patrol arrangements, endeavor to maintain the minimum feasible response times for police calls. The goal for average response time for Priority 1 (emergency) calls shall be three minutes.

IV.F.2. The Police Department shall continually monitor response times and report annually on the results of the monitoring.

**Goal IV.G:** To ensure that an adequate level of fire service is maintained as new development occurs.

**Policies:**

IV.G.1. The City shall endeavor to achieve an overall fire insurance (ISO) rating of five or better. The goal for average response time for Priority 1 (emergency) calls should be five minutes or better.

**Goal IV.H:** To maintain the highest possible level of educational services for all Newman's residents, regardless of socioeconomic status or place of residence in Newman.

**Policies:**

- IV.H.1. The City shall assist the Newman-Crows Landing Unified School District in locating and reserving appropriate sites for new schools, as indicated in Appendix A of the *Policy Document*.
- IV.H.2. The City shall work cooperatively with the Newman-Crows Landing Unified School District in monitoring housing, population, and school enrollment trends to plan for future school facility needs.
- IV.H.3. The City shall support enactment of state legislation to finance the construction of new schools.
- IV.H.4. The City shall cooperate with the Newman-Crows Landing Unified School District in an effort to ensure adequate financing for new school facilities. To this end, the City shall cooperate with the School District in the collection of school facility development fees from new residential and non-residential development. The City and the School District shall identify, establish, and implement additional measures to fully mitigate the impacts of new development on the school system.
- IV.H.5. The City shall work with the Newman-Crows Landing Unified School District to ensure that school facilities are planned and constructed and that funding mechanisms are in place, pursuant to state guidelines and policies, to meet future student population needs.
- IV.H.6. The City shall include the Newman-Crows Landing Unified School District in the City's development review process for new residential developments.

**Goal IV.I:** To provide for the health care needs of Newman residents.

**Policies:**

- IV.I.1. The City shall cooperate with the West Side Community Hospital District in addressing mutual needs and the requirements for medical facilities in Newman.

**Goal IV.J:** To promote efficiency, convenience, and complementary relationships in the siting of public facilities.

**Policies:**

- IV.J.1. Public facilities, such as utility substations, water storage or treatment facilities, pumping stations, and sewer treatment facilities, shall be located, designed, and maintained so that noise, light, glare, or odors associated with these facilities will not adversely affect nearby land uses. Building and landscaping materials that make these facilities compatible with neighboring properties shall be used.
- IV.J.2. State, railroad, and utility company rights-of-way shall be considered for use as public or open space, trails, parkland, or other compatible recreational uses.
- IV.J.3. The City shall require all new electrical, communication, and telecommunication lines to be installed underground, unless the City deems it infeasible. The City shall actively promote the undergrounding of existing overhead facilities.
- IV.J.4. The City shall promote the selective clustering of public and quasi-public facilities such as schools, parks, libraries, child care facilities, and community activity centers. The City shall promote joint-use of public facilities and agreements for sharing costs and operational responsibilities among public service providers.
- IV.J.5. The City shall explore the potential for putting all new development and/or the entire city in a master landscape and lighting district for maintenance of street lights and street furniture.



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## SECTION V

### RECREATIONAL AND CULTURAL RESOURCES

#### GOALS AND POLICIES:

**Goal V.A:** To establish and maintain a system of public park and recreation facilities suited to the needs of Newman residents.

#### Policies:

- V.A.1. The City hereby establishes the standard of five acres of developed parkland (combined neighborhood and community) per 1,000 residents.
- V.A.2. New development shall be required to contribute to meeting the City's standard of five acres per 1,000 residents. To this end, the City shall require all new development to dedicate land, dedicate improvements, pay in-lieu fees, or a combination of these determined acceptable by the City, to the maximum extent authorized by law.
- V.A.3. The City shall pursue all available and appropriate county, state, and federal funding for the acquisition of parkland and the development of park facilities.
- V.A.4. Neighborhood parks shall be integrated into, and become focal points of, all residential neighborhoods.
- V.A.5. All parks shall be designed to be accessible to all ages and to disabled persons.
- V.A.6. The City shall develop a community park in Newman. This park should include athletic complexes such as baseball and soccer fields and areas with natural qualities for outdoor recreation such as walking, running, and picnicking. The park should also include playground equipment, concession facilities, water and sanitary facilities, and group-use facilities or a community center.
- V.A.7. The City shall explore development of a regional park along Hills Ferry Road near the San Joaquin River.
- V.A.8. The City shall pursue joint-use of school facilities as a high priority for the development of new park and recreational facilities.
- V.A.9. Parks shall be located, oriented, and designed in such a way as to facilitate security, policing, and maintenance.
- V.A.10. New high-activity-level parks and parks intended for night use shall be designed to buffer existing and planned surrounding residential uses from excessive noise, light, and other potential nuisances.
- V.A.11. The City shall explore development of a centrally-located youth center, teen center, and senior center.

- V.A.12. The City shall emphasize the use of drought-tolerant and drought-resistant landscaping in the development of City parks.
- V.A.13. The City shall encourage the use of open space and recreational uses as buffers between incompatible land uses.
- V.A.14. The City shall pursue the development of a citywide network of pedestrian and bicycle ways. The pedestrian and bicycle ways system should be designed to directly link residential neighborhoods, parks, schools, downtown, neighborhood shopping centers, and employment centers.
- V.A.15. The City shall develop a greenbelt along the railroad right-of-way through Newman.

**Goal V.B: To promote the provision of private recreational facilities and opportunities.**

**Policies:**

- V.B.1. The City shall promote the provision of private open space and recreation facilities in large-scale residential developments.
- V.B.2. The drainage detention facilities developed in conjunction with major new developments shall be designed to incorporate recreational opportunities.
- V.B.3. The City shall promote the development of commercial recreational facilities that meet community needs and complement public parks, facilities, and programs.
- V.B.4. The City shall actively promote the visual and performing arts in Newman and support development of facilities for the arts.

**Goal V.C: To establish recreation programs suited to the broad needs and interests of all Newman residents.**

**Policies:**

- V.C.1. The City shall work with the Newman-Crows Landing Unified School District and other local agencies to develop and maintain a balanced recreation program that addresses the diverse needs of the various age and interest groups in Newman.
- V.C.2. In planning recreation programs, the City shall promote the active involvement of all affected residents, including those with special needs, such as the physically disabled and the elderly.
- V.C.3. The City shall maintain cooperative agreements with the Newman-Crows Landing Unified School District for the use of school facilities for City-sponsored recreation programs.

**Goal V.D:** To preserve and enhance Newman’s cultural and historic heritage.

**Policies:**

- V.D.1. The City shall set as a high priority the protection and enhancement of Newman’s historically- and architecturally-significant buildings.
- V.D.2. The City shall complete and adopt an inventory of historical buildings and sites.
- V.D.3. The City shall adopt and implement the State *Historic Building Code*.
- V.D.4. The City shall develop guidelines for preservation and rehabilitation of historic structures and compatible infill development. New development near designated historic landmark structures and sites shall be designed to be compatible with the character of the designated historic resources.
- V.D.5. The City shall work with property owners in seeking registration of historical structures and sites as State Historic Landmarks or listing on the National Register of Historic Sites.
- V.D.6. The City shall support the efforts of property owners to preserve and renovate historic and architecturally significant structures. Where such buildings cannot be preserved intact, the City shall seek to preserve the building facades.
- V.D.7. Structures of historical, cultural, or architectural merit which are proposed for demolition shall be considered for relocation as a means of preservation. Relocation within the same neighborhood or to another compatible neighborhood shall be encouraged.
- V.D.8. The City shall continue to support the activities and programs of the Newman Museum.

**Goal V.E:** To protect Newman’s Native American heritage.

**Policies:**

- V.E.1. The City shall refer development proposals that may adversely affect archaeological sites to the Central California Information Center of the California Archaeological Inventory for review and comment.
- V.E.2. The City shall not knowingly approve any public or private project that may adversely affect an archaeological site without first consulting the Central California Information Center of the California Archaeological Inventory, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendations of a qualified archaeologist. City implementation of this policy shall be guided by Appendix K of the State *CEQA Guidelines*.



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## SECTION VI

### NATURAL RESOURCES

#### GOALS AND POLICIES:

**Goal VI.A:** To protect water quality in the San Joaquin River and the area's groundwater.

#### Policies:

- VI.A.1. The City shall prohibit the establishment of any new septic systems within areas where City sewer and water service will be available in the foreseeable future, and will seek to eliminate the use of existing septic systems in the city.
- VI.A.2. In reviewing major new development proposals, the City shall consider the project's potential for adversely affecting water quality in the San Joaquin River and the area's groundwater.
- VI.A.3. The City shall regularly monitor water quality in City wells for evidence of toxics and other contaminants.
- VI.A.4. The City shall utilize the CEQA process to identify and avoid or mitigate potential groundwater pollution problems resulting from new commercial and industrial development.
- VI.A.5. The City shall support efforts at the county, regional, and state levels to reduce runoff of toxic agricultural chemicals into the area's watercourses.
- VI.A.6. Prior to project approval, the City shall require developers to prepare and implement a soil erosion and sediment control plan that includes features such as mitigation of sediment runoff beyond project boundaries and revegetation and stabilization of disturbed soils.

**Goal VI.B:** To promote the continued productivity of agricultural land surrounding Newman and to prevent the premature conversion of agricultural land to urban uses.

#### Policies:

- VI.B.1. The City shall support the continuation of agricultural uses on lands designated for urban uses until urban development is imminent.
- VI.B.2. The City shall encourage the County to retain agricultural uses on lands surrounding Newman pending their annexation to the city.
- VI.B.3. The City shall minimize creation of urban land use patterns such as peninsulas that would adversely affect the viability of adjacent agricultural lands.

- VI.B.4. The City shall encourage the use of buffers to minimize conflicts between urban and agricultural uses. Such buffer mechanisms can include land uses, density controls and transfers, and roadways, and shall be subject to review on a case-by-case basis for projects proposed adjacent to agricultural land.
- VI.B.5. The City shall allow and encourage activities that support local agriculture such as farmers' markets, on-site sale of produce, and special events promoting local agricultural products.
- VI.B.6. The City shall adopt a right-to-farm ordinance that protects owners of agricultural land at the urban fringe from unwarranted nuisance suits brought by surrounding landowners and provides for resolution of urban-agricultural disputes.

**Goal VI.C: To protect sensitive native vegetation and wildlife communities and habitat.**

**Policies:**

- VI.C.1. The City shall require site-specific surveys to identify significant wildlife habitat and vegetation resources for development projects located in or near sensitive habitat areas.
- VI.C.2. The City shall support and participate in local and regional attempts to restore and maintain viable habitat for endangered plant and animal species. To this end, the City shall work with surrounding jurisdictions and state and federal agencies in developing a regional *Habitat Management Plan*. Such plan shall provide data for the Newman area on special-status species, including Swainson's Hawk, and shall provide guidelines and standards for mitigation of impacts on special-status species.
- VI.C.3. The City shall require mitigation of potential impacts on special-status plant and animal species based on a policy of no-net-loss of habitat value. Mitigation measures shall incorporate, as the City deems appropriate, the guidelines and recommendations of the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Implementation of this policy may include a requirement that project proponents enter into an agreement with the City satisfactory to the City Attorney to ensure that the proposed projects will be subject to a City fee ordinance to be adopted consistent with the regional *Habitat Management Plan*.
- VI.C.4. The City shall promote the use of native plants, especially valley oaks, for landscaping roadsides, parks, and private properties.
- VI.C.5. Parks, drainage detention areas, and other open space uses shall incorporate, where feasible, areas of native vegetation and wildlife habitat.
- VI.C.6. The City shall support state and federal laws and policies to preserve populations of rare, threatened, and endangered species by ensuring that development does not adversely affect such species or by fully mitigating adverse effects.

**Goal VI.D: To promote and improve air quality in Newman and the region.**

**Policies:**

- VI.D.1. The City shall work with the San Joaquin Valley Unified Air Pollution Control District in an effort to ensure the earliest practicable attainment and subsequent maintenance of federal and state ambient air quality standards.
- VI.D.2. The City shall utilize the CEQA process to identify and avoid or mitigate potentially significant air quality impacts of new development. The CEQA process shall also be utilized to ensure early consultation with the San Joaquin Unified Air Pollution Control District concerning air quality issues associated with specific development proposals.
- VI.D.3. The City should coordinate development project reviews with the San Joaquin Unified Air Pollution Control District in order to minimize future increases in vehicle travel and to assist in implementing appropriate indirect source regulations adopted by the Air Pollution Control District.
- VI.D.4. The City shall notify and coordinate with the San Joaquin Unified Air Pollution Control District when industrial developments are proposed. Such coordination will assist applicants in complying with applicable air quality regulations and will assist the City in promptly identifying and resolving potential air quality problems.
- VI.D.5. Major intersections shall be designed to minimize long vehicle delays which result in unhealthy concentrations of carbon monoxide (CO).
- VI.D.6. The City shall, to the extent practicable, separate sensitive land uses from significant sources of air pollutants or odor emissions.
- VI.D.7. The City shall promote expansion of employment opportunities within Newman to reduce commuting to areas outside Newman.
- VI.D.8. The City shall actively promote ridesharing for Newman residents commuting to employment centers outside the city and shall promote the use of transit services.



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## SECTION VII

### HEALTH AND SAFETY

#### GOALS AND POLICIES:

**Goal VII.A:** To prevent loss of life, injury, and property damage due to geologic and seismic hazards.

#### Policies:

- VII.A.1. The City shall require preparation of soils reports for all new development. Based on the findings of these reports, the City shall require that any identified soil problems are mitigated in the design and construction of new structures.
- VII.A.2. The City shall require preparation of geotechnical reports for all new major development projects, and for projects proposed in areas where geological hazards may exist. Based on the findings of these reports, the City shall require that new structures are designed and built to withstand the effects of seismically-induced ground failure.
- VII.A.3. Underground utilities, particularly water and natural gas mains, shall be designed to withstand seismic forces in accordance with state requirements.
- VII.A.4. The City shall investigate the establishment of requirements for and may adopt procedures and standards for the abatement of hazardous structures, chimneys, and parapets.
- VII.A.5. Urban development with the boundaries of the Newman Drainage District shall be required to relocate existing District pipelines or provide replacement pipelines to ensure the continued operation of the District's drainage system and to provide for safe soil conditions for the proposed development project.

**Goal VII.B:** To prevent loss of life, injury, and property damage due to flooding.

#### Policies:

- VII.B.1. The City shall continue to participate in the National Flood Insurance Program. To this end, the City shall ensure that its regulations are in full compliance with standards adopted by the Federal Emergency Management Agency.
- VII.B.2. New residential development, including mobilehomes, shall be constructed so that the lowest floor is at least 12 inches above the 100-year flood level.
- VII.B.3. Non-residential development shall be anchored and flood-proofed to prevent damage from the 100-year flood or, alternatively, elevated to at least 12 inches above the 100-year flood level.

- VII.B.4. Existing development shall comply with policies B.2. and B.3. when improvements are made costing at least 50 percent of the estimated current market value of the structure before the improvements.
- VII.B.5. Construction of storm drainage improvements shall be required, as appropriate, to prevent flooding during periods of heavy rainfall.
- VII.B.6. The City shall impose appropriate conditions on grading projects performed during the rainy season to ensure that silt is not conveyed to storm drainage systems.

**Goal VII.C:** To prevent loss of life, injury, and property damage due to wildland and structural fires, explosions, and release of hazardous materials.

**Policies:**

- VII.C.1. The City shall require that new development provide all necessary water service, fire hydrants, and roads consistent with the Stanislaus County Fire Warden's standards.
- VII.C.2. The City shall ensure that adequate water fire-flows are maintained throughout the city and shall regularly monitor fire-flows to ensure adequacy. New development shall comply with the following minimum fire-flow rates:

Development Category	Gallons Per Minute
Single-Family Residential	1,000
Multi-Family Residential	1,500
Downtown	1,800
Industrial/Other Business Districts	1,800

- VII.C.3. The Fire Department shall maintain an ongoing fire and life safety inspection program for all public, commercial, and industrial buildings.
- VII.C.4. All new development shall be constructed according to fire safety and structural stability standards contained in the latest adopted *Uniform Fire and Building Codes* and related regulations.
- VII.C.5. The City shall require property owners to remove fire hazards, including vegetation, hazardous structures and materials, and debris.
- VII.C.6. The City shall ensure that new development provides for adequate fire equipment access and, where appropriate, includes the use of fire-resistant landscaping and building materials.
- VII.C.7. The City shall request Pacific Gas & Electric to inventory the old gas mains in the vicinity of the Planning Area, review their condition, and upgrade them as necessary.
- VII.C.8. Where deemed necessary based on the history of land use, the City shall require site assessment for hazardous and toxic soil contamination prior to approving development.

**Goal VII.D:** To ensure that City emergency response procedures are adequate in the event of natural or man-made disasters.

**Policies:**

- VII.D.1. The City shall adopt, maintain, periodically update, and test the effectiveness of its *Emergency Response Plan*. As part of the periodic update, the City shall review County and State emergency response plans and procedures to ensure coordination with the City's plan.
- VII.D.2. The City shall identify emergency access routes and shall ensure that they are kept free of traffic impediments.
- VII.D.3. Critical emergency response facilities such as fire, police, emergency service facilities, and utilities shall be sited to minimize their exposure to flooding, seismic effects, fire, or explosion.
- VII.D.4. The City shall maintain mutual aid agreements and communications links with surrounding jurisdictions for assistance during times of emergency.
- VII.D.5. The City shall ensure that the design of new neighborhoods will provide for adequate response times and maintain or improve response times in existing neighborhoods.



**Goal VII.E:** To protect city residents from the harmful and undesirable effects of excessive noise.

**Policies:**

VII.E.1. New development of noise-sensitive uses shall not be allowed where the noise level due to non-transportation noise sources will exceed the noise level standards of Table II-1, as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table II-1.

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**TABLE II-1**

**NOISE LEVEL PERFORMANCE STANDARDS FOR NEW PROJECTS  
AFFECTED BY OR INCLUDING NON-TRANSPORTATION SOURCES**

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly $L_{eq}$ , dB	50	45
Maximum level, dB	70	65

Each of the noise levels specified above shall be lowered by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

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VII.E.2. Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table II-1 as measured immediately within the property line of lands designated for noise-sensitive uses. This policy does not apply to noise sources associated with agricultural operations on lands zoned for agricultural uses.

- VII.E.3. Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table II-1 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. (Requirements for the content of an acoustical analysis are identified in Table II-2.) (Note: For the purposes of these noise policies, transportation noise sources are defined as traffic on public roadways, railroad line operations, and aircraft in flight. Control of noise from these sources is preempted by federal and state regulations. Other noise sources are presumed to be subject to local regulations, such as a noise control ordinance.)

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TABLE II-2

REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS

An acoustical analysis prepared pursuant to the noise policies of the *General Plan* shall:

- A. Be the responsibility of the applicant.
  - B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
  - C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
  - D. Estimate existing and projected (20 years) noise levels in terms of  $L_{dn}$  or CNEL and/or the standards of Table II-1, and compare those levels to the policies of the noise section of the *General Plan*.
  - E. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the noise section of the *General Plan*. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
  - F. Estimate noise exposure after the prescribed mitigation measures have been implemented.
  - G. Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.
- 

- VII.E.4. The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Figure II-5.

- VII.E.5. New development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table II-3, unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table II-3.

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**TABLE II-3**  
**MAXIMUM ALLOWABLE NOISE EXPOSURE**  
**TRANSPORTATION NOISE SOURCES**

Land Use	Outdoor Activity Areas <sup>1</sup>	Interior Spaces	
	$L_{dn}/CNEL$ , dB	$L_{dn}/CNEL$ , dB	$L_{eq}$ , dB <sup>2</sup>
Residential	60 <sup>3</sup>	45	--
Transient Lodging	60 <sup>3</sup>	45	--
Hospitals, Nursing Homes	60 <sup>3</sup>	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60 <sup>3</sup>	--	40
Office Buildings	60 <sup>3</sup>	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

<sup>1</sup> Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

<sup>2</sup> As determined for a typical worst-case hour during periods of use.

<sup>3</sup> Where it is not possible to reduce noise in outdoor activity areas to 60 dB  $L_{dn}/CNEL$  or less using a practical application of the best available noise reduction measures, an exterior noise level of up to 65 dB  $L_{dn}/CNEL$  may be allowed, provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

---

- VII.E.6. Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table II-3 at outdoor activity areas or interior spaces of existing noise-sensitive land uses in either the incorporated or unincorporated areas.

- VII.E.7. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table II-3 or the performance standards of Table II-1, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

**FIGURE II-5**  
**LAND USE NOISE COMPATIBILITY**  
**GUIDELINES FOR DEVELOPMENT**

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE L <sub>dn</sub> OR CNEL, dB					
	55	60	65	70	75	80
RESIDENTIAL	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
TRANSIENT LODGING MOTELS, HOTELS	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
AUDITORIUMS, CONCERT HALLS, AMPHITHEATRES, SPORTS ARENAS	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
PLAYGROUNDS, NEIGHBORHOOD PARKS	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
INDUSTRIAL, MANUFACTURING UTILITIES, AGRICULTURE	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable

#### INTERPRETATION

 NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

 CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

 NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and the needed noise insulation features included in the design.

 CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken.





VII.E.8. Where noise mitigation measures are required to achieve the standards of Tables II-1 and II-3, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall only be considered a supplemental means of achieving the noise standards after all practical design-related noise mitigation measures have been integrated into the project.

**Goal VII.F:** To prevent crime and promote the protection of people and property.

**Policies:**

VII.F.1. The Police Department shall provide neighborhood security and crime prevention information and training to neighborhood groups and homeowners' associations.

VII.F.2. The City shall encourage the use of physical site planning as an effective means of preventing crime. Open spaces, parking lots, play areas, and public spaces should be designed to the extent possible so they can be under continuous surveillance by residents. To this end, the Police Department shall participate in the development review process to ensure that crime prevention considerations are incorporated in the design of residential, commercial, industrial, and public facility projects.

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## SECTION VIII

### COMMUNITY DESIGN

#### GOALS AND POLICIES:

**Goal VIII.A:** To promote the development of a coherent and distinctive physical form and structure that reflects Newman's small-town qualities and agricultural heritage.

#### Policies:

- VIII.A.1. The City shall endeavor to maintain and enhance the distinctiveness and integrity of the downtown area, residential neighborhoods, and industrial districts in Newman.
- VIII.A.2. The City shall promote the development and expansion of a well-defined, pedestrian-oriented, and active downtown as the center of Newman's commercial, civic, and cultural life.
- VIII.A.3. The City shall seek to preserve the vital qualities of existing, stable residential neighborhoods. The City shall promote the development of new residential neighborhoods with these same qualities.
- VIII.A.4. The City shall use the circulation system and the pedestrian and bicycle pathway system as important structural elements to link and define neighborhoods and districts in Newman.
- VIII.A.5. The City shall seek to maintain a distinct agricultural definition to the urban edge of the city as a means of emphasizing Newman's small-town qualities and agricultural heritage.

**Goal VIII.B:** To create a well-defined, pedestrian-oriented downtown which serves as the center of Newman's commercial, civic, and cultural life.

#### Policies:

- VIII.B.1. The City shall promote the development and expansion of a well-defined, pedestrian-oriented downtown that includes commercial, civic, cultural, residential, and recreational uses.
- VIII.B.2. To the maximum extent possible, new buildings developed in the downtown shall front directly on streets, and parking shall be located behind buildings, with easy and direct access through an upgraded system of alleys, and out of direct view from "O" Street.
- VIII.B.3. Building style, scale, and mass of new development should be compatible with the historic character of the existing downtown.
- VIII.B.4. Development of two-story buildings in downtown is encouraged. Building facades of one-story buildings in the downtown should be a minimum of 18 feet in height to maintain continuity with the predominant parapet height.



- VIII.B.5. The City shall encourage development of public and civic space that extends and enhances the small town character of Newman. "O" Street shall be the primary commercial and civic street, and the City shall provide for streetscape improvements to enhance its attractiveness and attraction as a pedestrian shopping street.

**Goal VIII.C:** To preserve existing community character and fabric and promote the development of neighborhoods and districts that emphasize pedestrian convenience.

**Policies:**

- VIII.C.1. New and infill residential development shall reflect existing neighborhood scale and character.
- VIII.C.2. The City shall encourage the creation of well-defined residential neighborhoods throughout the city. Each neighborhood should have a clear focal point, such as a park, school, or other open space and community facility, and shall be designed to promote pedestrian convenience. To this end, the City shall encourage the use of historic Newman neighborhoods, including the grid street system, as models for the planning and design of new residential neighborhoods.
- VIII.C.3. New commercial and office development should provide for pedestrian convenience and easily accessible parking, especially in the downtown.

**Goal VIII.D:** To maintain and enhance the quality of Newman's landscape, streetscape, and entrances.

**Policies:**

- VIII.D.1. The City shall endeavor to protect the tree canopy created by mature trees and heritage trees in existing developed areas.
- VIII.D.2. The City shall extend and reinforce major street tree/boulevard plantings to enhance the visual character of special and important streets within Newman.
- VIII.D.3. The City shall require that all new development incorporate the planting of trees and other vegetation that extends the vegetation pattern of older adjacent neighborhoods into new development.
- VIII.D.4. As a condition of the approval of larger development projects, the City shall require establishment of mechanisms for the ongoing maintenance of street trees and landscape strips. The City shall explore the potential for putting all new development in a master landscape and lighting district for maintenance of street trees and landscape strips. The City should study the possibility of putting the entire city in a master landscape and lighting district for maintenance of street trees and landscape strips.

- VIII.D.5. The City shall require that new development participate in the establishment of distinctive gateway entrances to Newman along Highway 33 and Hills Ferry Road and the establishment of landmarks along Highway 33. The gateways and landmarks should be developed using a unified concept that includes a combination of features such as landscaping, monuments, and signing (see Figure II-6).

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SECTION IX  
ADMINISTRATION

**GOALS AND POLICIES:**

**Goal IX.A:** To provide for the ongoing administration and implementation of the *General Plan*.

**Policies:**

- IX.A.1. The City shall review the *General Plan Policy Document* every year and revise it as deemed necessary.
- IX.A.2. The *General Plan* shall be amended no more than four times per year. Each amendment, however, may include multiple changes.
- IX.A.3. The City shall conduct a major review of the *General Plan*, including the *Policy Document* and *Background Report*, at least every five years and revise it as deemed necessary.
- IX.A.4. The City shall review and amend, as necessary, the *Zoning Ordinance* and *Subdivision Ordinance* to ensure consistency with the *General Plan*.
- IX.A.5. The City shall review its developer fee schedule every year and update it as necessary
- IX.A.6. The City shall prepare, adopt, and periodically update a *Citywide Services Master Plan (CSMP)*. The *CSMP* shall be reviewed for its consistency with the *General Plan*. The *CSMP* shall ensure that adequate levels of service are maintained and provided for as new development occurs.



**PART III**

**IMPLEMENTATION PROGRAMS**





## IMPLEMENTATION PROGRAMS

Part III lists implementation programs for the general plan goals and policies presented in Part II. Implementation programs describe briefly the proposed action, the agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. The programs are listed according to the types of policies which they implement.

The housing implementation section also includes a statement of quantified housing objectives, required by state law as part of the housing element.

### I. LAND USE

- I-1. The City shall request the Stanislaus County Local Agency Formation Commission (LAFCO) to adopt a revised sphere of influence for Newman based on the City's long-term growth plans as reflected in the *General Plan*.

Responsibility: City Council  
Planning Department

Time Frame: FY 92-93

- I-2. The City shall review and revise, as necessary, the *Zoning Ordinance* to ensure consistency with the *General Plan*, and to specifically accomplish the following purposes:

- Ensure consistency with the *General Plan* in terms of zoning districts and development standards.
- Ensure consistency with the *General Plan* in terms of the distribution and boundaries of zoning districts.
- Create new zoning districts as needed.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 92-93; 93-94

- I-3. The City shall review and revise, as necessary, the *Subdivision Ordinance* to ensure consistency with the *General Plan* and *Zoning Ordinance*.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 92-93; 93-94

- I-4. The City shall require preparation and approval of specific plans or neighborhood plans for newly developing areas on the periphery of the city. Neighborhood plans shall comply with the neighborhood plan guidelines included in Appendix A of the *Policy Document*. Specific plans shall comply with state law requirements and the specific plan guidelines contained in Appendix A of the *Policy Document*.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: Ongoing

- I-5. The City shall establish and maintain a program to monitor residential and non-residential development in order to determine the City's progress in achieving its goals concerning residential and employment growth and to identify trends to assist in future economic and public facility planning.

Responsibility: Planning Department

Time Frame: FY 92-93; ongoing

- I-6. The City shall establish and maintain a program to monitor the fiscal status of the City as it relates to the implementation of the *General Plan*.

Responsibility: City Manager  
Finance Department  
Planning Department

Time Frame: FY 92-93; ongoing

- I-7. The City shall initiate discussions with representatives of Merced County concerning alternatives for the development of areas currently in Merced County adjacent to Newman. As appropriate, the City shall initiate discussions with representatives from Stanislaus County, Merced County, and local legislators to investigate the feasibility of moving the county line to the south.

Responsibility: City Council  
City Manager  
Planning Department

Time Frame: FY 94-95

- I-8. The City shall prepare and adopt a *Downtown Plan* for the existing downtown and its expansion according to the guidelines contained in Appendix A of the *Policy Document*.

Responsibility: City Council  
Planning Commission  
Redevelopment Agency  
City Manager  
Planning Department

Time Frame: FY 92-93

- I-9. The City shall prepare and adopt a *Highway 33 Corridor Specific Plan* according to the guidelines contained in Appendix A of the *Policy Document*.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 94-95

- I-10. The City shall prepare and adopt industrial area specific plans for industrial areas according to the industrial development plan guidelines contained in Appendix A of the *Policy Document*.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 92-93; 93-94

- I-11. The City shall seek assistance from the Stanislaus County Economic Development Corporation (SCEDCO) in recruiting new firms to Newman and in expanding Newman's existing industrial operations.

Responsibility: City Council  
City Manager  
Planning Department

Time Frame: Ongoing

- I-12. The City shall seek federal and state funding and technical assistance to promote the maintenance and expansion of Newman's industrial sector.

Responsibility: City Council  
City Manager  
Planning Department

Time Frame: Ongoing

### *Implementation Programs*

- I-13. The City shall sponsor and support job training programs for Newman residents to meet the needs of Newman's expanding industrial sector.

Responsibility: City Council  
City Manager

Time Frame: Ongoing

- I-14. The City shall review and update its *Economic Development Strategy* as necessary.

Responsibility: City Council  
Planning Commission  
City Manager  
Planning Department

Time Frame: As necessary

## II. TRANSPORTATION AND CIRCULATION

- II-1. The City shall establish plan lines for the arterial roadways included in the *Circulation Plan Diagram*.

Responsibility: City Council  
Public Works Department  
City Engineer  
Planning Department

Time Frame: FY 93-94

- II-2. The City shall establish and maintain a master list of the most recent available traffic counts. The master list shall be updated with traffic counts taken in conjunction with project traffic studies and special counts conducted by the City.

Responsibility: City Engineer

Time Frame: FY 92-93; ongoing

- II-3. The City shall support state and local efforts to establish park-and-ride facilities for commuters.

Responsibility: City Council

Time Frame: Ongoing



- II-4. The City shall conduct a study to identify and designate appropriate truck routes.
- Responsibility: City Council  
Planning Commission  
City Engineer  
Planning Department
- Time Frame: FY 93-94
- II-5. The City shall review and revise, as necessary, the parking requirements of the *Zoning Ordinance* to ensure adequate parking for new development.
- Responsibility: City Council  
Planning Commission  
Planning Department
- Time Frame: FY 92-93; 93-94
- II-6. The City shall investigate the purchase of vacant lots downtown for the development of public parking lots.
- Responsibility: City Council  
Planning Commission  
Redevelopment Agency  
City Manager  
Planning Department
- Time Frame: FY 93-94
- II-7. The City shall prepare and adopt a *Bikeways Master Plan*.
- Responsibility: City Council  
Planning Commission  
City Engineer  
Planning Department
- Time Frame: FY 92-93
- II-8. The City shall prepare and adopt requirements for secure bicycle racks at new commercial and employment sites.
- Responsibility: City Council  
Planning Commission  
Planning Department
- Time Frame: FY 93-94

- II-9. The City shall coordinate with the Newman-Crows Landing Unified School District in developing a program for school crossings and safe routes to schools.

Responsibility: City Council  
City Engineer  
Newman-Crows Landing Unified School District

Time Frame: FY 92-93; Ongoing

### III. HOUSING

The following describes specific programs that the City intends to implement during the six-year time frame of Housing Element (July 1, 1991, to June 30, 1997). For some of these programs, the description includes a target for the number of units to be produced or households to be assisted during the Housing Element time frame. The households to be assisted are listed by income categories which are defined as a percentage of the median household income for the Modesto Primary Metropolitan Statistical Area (PMSA). The 1992 median income for the Modesto PMSA, as defined by the United States Department of Housing and Urban Development (HUD), is \$34,500. The target income categories and their corresponding 1992 income ranges are shown in Table III-1.

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TABLE III-1  
TARGET INCOME CATEGORIES  
1992

Income Category	Percentage of of Median	Income Range <sup>1</sup>
Very-Low	0 to 50 percent	\$0 to \$17,250
Low	51 to 80 percent	\$17,250 to \$27,600
Moderate	81 to 120 percent	\$27,601 to \$41,400
Above-Moderate	120 percent and above	\$41,401 and above

<sup>1</sup> These are adjusted annually based on HUD's yearly reporting of median income

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- III-1. The City shall rezone selected parcels within the existing city limits for medium density and high density residential development to facilitate development of housing for very-low-, low-, and moderate-income households.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 92-93

- III-2. The City shall work with property owners and developers in the preparation and processing of neighborhood plans and specific plans for unincorporated areas and in the expeditious annexation of such lands.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: Ongoing

- III-3. In accordance with the requirements of state law, the City shall revise the *Zoning Ordinance* to provide for a density bonus of at least 25 percent and at least one other incentive for residential projects of five or more units which reserve at least 20 percent of their units for lower-income households, including elderly persons and families who meet the criteria for lower-income households. The City shall work with the Stanislaus County Housing Authority in developing procedures and guidelines for establishing income eligibility for the "reserved" units and for maintaining the "reserved" units as affordable units for at least 10 years. The City shall seek Housing Authority administration of the reserved units. The City shall establish a program to publicize the availability of the density bonus program and shall encourage prospective housing developers to use the program. Target: 20 units for very-low-income households and 40 units for low-income households.

Responsibility: City Council  
Planning Commission  
Planning Department  
Stanislaus County Housing Authority

Time Frame: FY 92-93; 93-94

- III-4. The City shall review and modify the *Zoning Ordinance* standards for secondary dwelling units in residential zones to address criteria concerning floor area, relationship to principal residence, required parking, and other features. Target: 15 units for very-low-income households and 15 units for low-income households.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 92-93; 93-94

- III-5. The City shall amend the *Zoning Ordinance* to provide for the establishment of mobilehomes and mobilehome parks consistent with the requirements of state law.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 92-93; 93-94

- III-6. The City shall amend the *Zoning Ordinance* to allow for the development of duplexes and halfplexes on corner lots as a permitted use in single family zoning districts.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 92-93; 93-94

- III-7. The City shall use local, state, and federal funding sources to support new construction to meet the needs of lower and moderate-income households. The City shall solicit the assistance of local nonprofit housing developers to prepare development programs for vacant sites identified in the Affordable Housing Study. The City shall work with nonprofit developers to prepare applications to the State for Community Development Block Grant funds to acquire appropriate sites and pay predevelopment costs.

Responsibility: City Council  
Planning Department

Time Frame: FY 92-93; 93-94

- III-8. The City shall support and assist nonprofit developers in applying for additional funds to develop affordable housing projects. The following funding sources shall be the City's highest priority: Mortgage Revenue Bonds, HUD Mortgage Insurance Programs, Low Income Tax Credits, and State Rental Housing Construction. Target: 60 units for very-low-income households, 60 units for low-income households, and 120 units for moderate-income households.

Responsibility: City Council  
Planning Department

Time Frame: FY 92-93 to 96-97

- III-9. The City shall use Redevelopment Agency Tax Increment Housing Setaside to assist in the development of lower income housing. Target: 10 units for very-low-income households and 10 units for low-income households.

Responsibility: City Council  
Redevelopment Agency  
Planning Department

Time Frame: FY 93-94 to 96-97



- III-10. The City shall work with non-profit housing developers in the development of affordable housing, by providing technical assistance, cooperation, site identification, and promotion. Target: 40 units for low-income households and 100 units for moderate-income households. (The low-income units are expected to be developed under a density bonus program and are accordingly accounted for under Program III-3)

Responsibility: City Council  
Planning Department

Time Frame: FY 93-94 to 96-97

- III-11. The City shall conduct a study of the feasibility of establishing in-lieu fees for new development to fund affordable housing projects.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 93-94

- III-12. The City may use Community Development Block Grant (CDBG) funds to subsidize on-and off-site infrastructure improvements for lower-income housing projects.

Responsibility: City Council  
Public Works Department  
Planning Department

Time Frame: Ongoing

- III-13. The City shall use local, state, and federal funding sources to support rehabilitation of housing to meet the needs of very-low and low income households. The City shall pursue Community Development Block Grant (CDBG) funding for housing rehabilitation as its initial rehabilitation strategy. The City shall contract with the Stanislaus County Housing Authority, Self-Help Enterprises, or other appropriate entity to implement the program. Target: 10 units for very-low-income households and 10 units for low-income households.

Responsibility: City Council  
Planning Department

Time Frame: FY 92-93 to 96-97

- III-14. After gaining experience with its initial rehabilitation program, the City shall pursue funding from the California Housing Program--both Owner and Rental Components (CHRP-O and CHRP-R) and State Rental Rehabilitation Program (CECRP) for continued rehabilitation efforts. Target: 10 units for very-low-income households and 10 units for low-income households.

Responsibility: City Council  
Planning Department

Time Frame: FY 93-94; 94-95



*Implementation Programs*

- III-15. The City shall use Redevelopment Agency Tax Increment Housing Setaside to assist in the rehabilitation of lower income housing. Target: 10 units for very-low-income households and 10 units for low-income households.

Responsibility: City Council  
Redevelopment Agency  
Planning Department

Time Frame: FY 95-96; 96-97

- III-16. The City shall adopt an amnesty program for the legalization of secondary units created without City approval.

Responsibility: City Council  
Planning Commission  
Planning Department  
Building Department

Time Frame: FY 92-93

- III-17. The City shall review its development standards and project review procedures and exempt affordable housing projects from these requirements as the study deems cost-effective and feasible.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 92-93

- III-18. The City shall post and distribute information on currently available weatherization and energy conservation programs.

Responsibility: Planning Department  
Building Department

Time Frame: Ongoing

- III-19. The City shall enforce state requirements, including Title 24 requirements, for energy conservation in new residential projects and shall encourage residential developers to employ additional energy conservation measures with respect to the siting of buildings, landscaping, and solar access.

Responsibility: City Council  
Planning Department  
Building Department

Time Frame: Ongoing

- III-20. The City shall annually review and publish the city's progress toward achieving the City's fair-share housing allocation as determined by SAAG.

Responsibility: City Council  
Planning Department

Time Frame: FY 92-93; annually thereafter

- III-21. The City shall continue to cooperate with the Stanislaus County Housing Authority in its administration of the Section 8 rental assistance program. Target: 8 units for very-low-income households conserved; 16 units for new very-low-income households conserved.

Responsibility: City Council  
Stanislaus County Housing Authority

Time Frame: Ongoing

- III-22. The City shall monitor the status of subsidized housing projects at risk of conversion to market-rate housing. If a Notice of Intent or Plan of Action pursuant to the Low Income Housing Preservation and Resident Homeownership Act of 1990 is filed, the City shall actively participate in obtaining financial assistance to preserve such units. Such funding sources may include community development block grants, redevelopment tax increment funds, or purchase by a non-profit housing agency.

Responsibility: City Council  
Redevelopment Agency  
Planning Department

Time Frame: Ongoing

- III-23. The City shall continue to promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color. To this end, the City shall establish a fair housing dissemination program, whereby the City shall publicize the complaint referral process through the local media, schools, libraries, post office, housing advocacy groups, or other appropriate institutions and organizations. To the extent feasible, this information shall be provided in both Spanish and English.

Responsibility: City Council  
Planning Department

Time Frame: Ongoing

- III-24. The City review and update its *Affordable Housing Study* as necessary.

Responsibility: City Council  
Planning Department

Time Frame: As necessary

## Quantified Objectives

Table III-2 summarizes Newman's quantified objectives for the period June 30, 1991, to July 1, 1997. These quantified objectives represent a reasonable expectation for the new housing units that will be developed and households that will be assisted between 1991 and 1997 based on the policies and programs outlined in this section and general market conditions. Table III-2 also shows the estimated total new construction need for Newman to July 1997 as provided by the Stanislaus Area Association of Governments (SAAG).

TABLE III-2

### QUANTIFIED OBJECTIVES June 30, 1991 - July 1, 1997

#### NEW CONSTRUCTION

Income Level	General Plan Objective	New Construction Need <sup>1</sup>
Very-Low	105 <sup>2</sup>	312
Low	200 <sup>2</sup>	221
Moderate	400 <sup>3</sup>	273
Above Moderate	600	494
<b>Total</b>	<b>1,305</b>	<b>1,301</b>

#### REHABILITATION

Income Level	Grants and Loans
Very-Low	30 <sup>4</sup>
Low	30 <sup>4</sup>
<b>Total</b>	<b>60</b>

#### HOUSING CONSERVATION

Income Level	Section 8 Rental Assistance	Housing Authority Units
Very-Low	24 households <sup>5</sup>	16 units <sup>6</sup>
Low		
<b>Total</b>		

<sup>1</sup> *Housing Needs Report*, Stanislaus Area Association of Governments, adopted February 13, 1991.

<sup>2</sup> Includes 105 units for very-low-income households and 125 units for low-income households based on Programs III-3, III-4, III-8, III-9, and III-10.

<sup>3</sup> Includes 220 units for moderate-income households based on Programs III-8 and III-10.

<sup>4</sup> Includes 30 units for very-low-income households and 30 units for low-income households based on Programs III-13, III-14, and III-15.

<sup>5</sup> Based on Program III-23.

<sup>6</sup> Existing Housing Authority units.

#### IV. PUBLIC FACILITIES AND SERVICES

- IV-1. The City shall prepare and periodically update a *Citywide Services Master Plan (CSMP)*. The *CSMP* shall include public facilities and services master plans, including water, wastewater collection and treatment, storm drainage, streets, parks and recreation, public safety, other city services (e.g., administration, community center, senior center), library, health services, other utilities, and schools as provided by the Newman-Crows Landing Unified School District. The *CSMP* shall also include a *Capital Improvement Program* and development fee programs for mitigation of impacts on city services and schools.

Responsibility: City Council  
Planning Commission  
City Manager  
Planning Department  
City Engineer  
Newman-Crows Landing Unified School District

Time Frame: FY 92-93; as needed

- IV-2. The City shall prepare, adopt, and periodically update a long-term *Capital Improvements Program (CIP)*, including traffic, water, wastewater, drainage, parks, fire, police, and other facility improvements.

Responsibility: City Council  
City Manager  
Department Heads

Time Frame: FY 92-93; as needed

- IV-3. The City shall prepare, adopt, and annually review a development fee schedule to pay for improvements necessitated by new development, which may include, but is not limited to, traffic improvements, water, wastewater, drainage, parks, fire, police, and city administration facilities. The City shall annually review and adjust, as necessary, its development fee schedule.

Responsibility: City Council  
City Manager  
City Engineer  
Department Heads

Time Frame: FY 92-93; annually

*Implementation Programs*

- IV-4. The City shall regularly monitor current levels of services in Newman's public facilities and services.

Responsibility: City Council  
City Manager  
Department Heads

Time Frame: Ongoing

- IV-5. The City shall investigate and pursue the acquisition of surface water rights from the Central California Irrigation District and other agencies and sources to supplement its groundwater supply.

Responsibility: City Council  
City Manager  
City Engineer

Time Frame: Ongoing

- IV-6. The City shall adopt an ordinance which includes standards and requirements for undergrounding of both new and existing overhead electrical and communication utility lines.

Responsibility: City Council  
City Engineer  
Planning Department

Time Frame: FY 92-93

- IV-7. The City shall prepare, adopt, and submit to Stanislaus County a *Source Reduction and Recycling Element* which includes the following components:

- Waste Characterization
- Source Reduction
- Recycling
- Composting
- Solid Waste Facility Capacity
- Education and Public Information
- Funding
- Special Waste
- Household Hazardous Waste

Responsibility: City Council  
Public Works Department  
Planning Department

Time Frame: FY 92-93



## V. RECREATIONAL AND CULTURAL RESOURCES

- V-1. The City shall prepare, adopt and periodically review and revise a *Parks and Recreation Master Plan* that includes goals, policies, and standards for the location, size, and level of development of all existing and proposed parks. The *Parks and Recreation Master Plan* shall incorporate the following guidelines for park sizes:

Classification	Size
Mini-Park	1/2 to 3 Acres
Neighborhood	5 to 7 Acres
Community	20 to 30 Acres

Responsibility: City Council  
 Recreation Commission  
 Parks and Recreation Department  
 Planning Department

Time Frame: FY 92-93; as needed

- V-2. The City shall regularly monitor county, state, and federal programs for funding of parkland acquisition, development, and rehabilitation. The City shall actively pursue funding for which it is qualified.

Responsibility: City Council  
 Recreation Commission  
 Parks and Recreation Department  
 Planning Department

Time Frame: Ongoing

- V-3. The City shall maintain a joint-use agreement with the Newman-Crows Landing Unified School District that provides for use of school facilities for City-sponsored recreation programs.

Responsibility: City Council  
 Recreation Commission  
 City Manager  
 Parks and Recreation Department  
 Newman-Crows Landing Unified School District

Time Frame: Ongoing

- V-4. The City shall complete and adopt an inventory of historical buildings and sites.

Responsibility: City Council  
 Planning Department

Time Frame: FY 92-93

*Implementation Programs*

- V-5. The City shall adopt and implement the State *Historical Building Code*.

Responsibility: City Council  
Building Department

Time Frame: FY 92-93

- V-6. The City shall review and revise, as necessary, the *Zoning Ordinance* to create a historic district in the historic downtown and residential areas which establishes standards for preservation and rehabilitation of historic structures and compatible infill development.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 92-93; 93-94

- V-7. The City shall adopt and implement a historic preservation ordinance for preservation and rehabilitation of historic structures and compatible infill development.

Responsibility: City Council  
Planning Department

Time Frame: FY 93-94

**VI. NATURAL RESOURCES**

- VI-1. The City shall continue its program of routinely monitoring groundwater quality in City wells.

Responsibility: City Council  
Public Works Department

Time Frame: Ongoing

- VI-2. The City shall adopt a right-to-farm ordinance that protects owners of agricultural land at the urban fringe from unwarranted nuisance suits brought by surrounding land owners and provides for resolution of urban-agricultural disputes.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 92-93; 93-94

- VI-3. The City shall prepare and adopt a comprehensive landscape guidelines that includes planting requirements for screening, ground cover and trees, parking lot shading, acceptable irrigation systems, and water conservation measures, including drought-tolerant plants and water-conserving irrigation systems. The landscape guidelines should also promote the use of native plants in new development where practicable, and shall require an erosion and sedimentation control plan that identifies methods for controlling sediment flow off site and revegetating disturbed soils.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 92-93; 93-94

- VI-4. The City shall adopt an ordinance requiring all stationary sources of air emissions, including residential fireplaces and woodburning stoves, to utilize the latest emissions control technology.

Responsibility: City Council  
Planning Department

Time Frame: FY 92-93; 93-94

- VI-5. The City shall ensure that signalized intersections, when established in Newman, are programmed to respond to actual traffic volumes.

Responsibility: Public Works Department

Time Frame: As needed

## VII. HEALTH AND SAFETY

- VII-1. The City shall adopt the most current editions of the *Uniform Building*, *Uniform Fire*, *Uniform Plumbing*, *Mechanical*, and *National Electric Codes*.

Responsibility: City Council  
Building Department

Time Frame: Ongoing

- VII-2. The City shall study the feasibility of establishing procedures and standards for structural evaluation of existing unreinforced masonry buildings and abatement of identified hazards.

Responsibility: City Council  
Planning Department  
Building Department

Time Frame: FY 92-93

*Implementation Programs*

- VII-3. The City shall seek state and federal funds to establish a grant/loan program to assist owners of unreinforced masonry buildings in correcting structural deficiencies.

Responsibility: City Council  
Redevelopment Agency  
Planning Department  
Building Department

Time Frame: FY 93-94

- VII-4. The Fire Department shall inspect commercial and industrial buildings annually in conjunction with issuance and renewal of business licenses.

Responsibility: Fire Department

Time Frame: Annually

- VII-5. The City shall periodically update the City's *Emergency Response Plan*.

Responsibility: City Council  
City Manager  
Police Department  
Fire Department

Time Frame: FY 93-94; every two years thereafter

- VII-6. The City shall periodically conduct tests of its emergency response procedures.

Responsibility: City Council  
City Manager  
Police Department  
Fire Department

Time Frame: FY 93-94; every two years thereafter

- VII-7. The City shall adopt a noise ordinance based on the standards contained in the noise section of the *Policy Document* to regulate existing noise sources.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 92-93

- VII-8. Prior to approval of a noise-sensitive use exposed to existing or projected noise exceeding the standards of the *General Plan*, an acoustical analysis shall be required. The acoustical analysis shall comply with the requirements set out in Table II-2 of the *Policy Document*.

Responsibility: City Council  
Planning Department

Time Frame: Ongoing

- VII-9. The City shall develop and implement procedures to monitor compliance with noise mitigation standards after projects are completed.

Responsibility: Planning Department  
Building Department

Time Frame: FY 92-93: ongoing

- VII-10. The City shall develop procedures to check compliance of proposed buildings with the California State Noise Insulation standards and noise-related provisions of the *Uniform Building Code*. Procedures shall also be implemented to check for consistency between building plans and any specifications for noise mitigation measures identified in required noise studies.

Responsibility: Planning Department  
Building Department

Time Frame: FY 92-93; 93-94

- VII-11. The Police Department shall continue to provide neighborhood security and crime prevention information and training to neighborhood groups and homeowners' associations.

Responsibility: City Manager  
Police Department

Time Frame: Ongoing

## VIII. COMMUNITY DESIGN

- VIII-1. The City shall establish a design review process, create a design review board, and adopt design review guidelines.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 92-93



- VIII-2. The City shall prepare and adopt guidelines for gateway entrances into Newman along Stuhr Road, Highway 33, and Hills Ferry Road, landmark entrances along Highway 33 and Hills Ferry Road, and a central landmark at Highway 33 and Fresno Street (see Figure II-6). The gateways and landmark entrances should be developed using a unified concept that includes a combination of features such as landscaping, monuments, and signing.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 92-93

- VIII-3. The City shall prepare and adopt a *Street Tree Ordinance*.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 92-93

## IX. ADMINISTRATION

- IX-1. The Planning Commission shall review the *General Plan Policy Document* every year, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission's report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the *General Plan*. This review shall also be used to satisfy the requirements of *Public Resources Code* §21081.6 for a mitigation monitoring program.

Responsibility: Planning Commission  
Planning Department

Time Frame: FY 93-94; annually thereafter

- IX-2. The City shall conduct a major review of the *General Plan*, including the *Policy Document* and *Background Report*, at least every five years and revise it as deemed necessary.

Responsibility: City Council  
Planning Commission  
Planning Department

Time Frame: FY 97-98; every five years thereafter

# NEWMAN GENERAL PLAN IMPLEMENTATION MATRIX

NO.	TITLE	RELATED POLICIES	RESPONSIBLE IMPLEMENTING BODY																	TIME FRAME							
			CC	PC	RA	HA	RC	CM	PD	CE	PW	F	BD	DH	FIN	P&R	P	SD	92-93	93-94	94-95	95-96	96-97	97-98	Ongoing	Annually	As needed
I. LAND USE																											
I-1	Request LAFCO to adopt revised sphere of influence	Land Use Diagram	X						X										X								
I-2	Revise Zoning Ordinance	Land Use Diagram, IX.A.4	X	X					X										X	X							
I-3	Revise Subdivision Ordinance	IX.A.4	X	X					X										X	X							
I-4	Require preparation of specific plans/neighborhood plans	IA.3,IA.4,IV.A.1	X	X					X																X		
I-5	Monitor residential and nonresidential development	IA.1, IA.5, IV.H.2							X										X						X		
I-6	Monitor City's fiscal status related to General Plan implementation	IA.6						X	X						X				X					X			
I-7	Discuss alternatives for development in Merced County portion of General Plan	IA.10, II.E.2	X					X	X												X						
I-8	Prepare and adopt Downtown Plan	I.B.1, I.B.2, I.B.3, I.B.4, I.B.5, I.B.6, I.B.7, I.F.2, VIII.A.2, VIII.B.1, VIII.B.2, VIII.B.3, VIII.B.4, VIII.B.5	X	X	X			X	X										X								
I-9	Prepare and adopt Highway 33 Corridor Specific Plan	ID.5, ID.6, ID.7	X	X					X													X					
I-10	Prepare and adopt industrial area specific plans	IE.6, IE.7, IE.8, IE.10	X	X					X										X	X							
I-11	Seek assistance from SCEDCO in recruiting new industrial firms	IE.1, IE.2, IE.4, IE.12	X					X	X																X		
I-12	Seek federal and state funding to promote industrial growth	IE.1, IE.13	X					X	X																X		
I-13	Sponsor and support job training for Newman residents	IE.14	X					X																	X		
I-14	Review and update Economic Development Strategy	IE.1	X	X				X																			X
II. TRANSPORTATION																											
II-1	Establish plan lines for arterial roadways	II.A.4	X						X	X	X									X							
II-2	Establish and maintain master traffic count list	II.A.1, II.A.5								X									X						X		
II-3	Support state and local efforts to establish park-and-ride facilities	II.C.1, VI.D.8	X																						X		
II-4	Identify and designate truck routes	II.A.8	X	X					X	X											X						
II-5	Review and revise parking requirements of the Zoning Ordinance	II.A.7	X	X					X										X	X							
II-6	Investigate the purchase of vacant lots downtown for use as parking lots	II.F.2, II.F.3	X	X	X			X	X												X						
II-7	Prepare and adopt Bikeways Master Plan	IA.7, II.G.1, II.G.3, II.G.6, V.A.14	X	X					X	X									X								
II-8	Adopt requirements for bicycle racks at new commercial and employment sites	IA.7, II.G.1, II.G.4	X	X					X												X						
II-9	Coordinate with NCLUSD for school crossings/safe routes to schools		X							X								X	X						X		
III. HOUSING																											
III-1	Rezone selected parcels for medium/high density affordable housing	IC3, III.A.1, III.A.7	X	X					X										X								
III-2	Work with property owners in preparation of specific plans/neighborhood plans	III.A.4, III.A.5	X	X					X																X		
III-3	Revise Zoning Ordinance provisions for density bonus	IC3, III.A.15	X	X		X			X										X	X							
III-4	Revise Zoning Ordinance provisions for secondary dwelling units	IC3, III.A.14	X	X					X										X	X							





NEWMAN GENERAL PLAN  
IMPLEMENTATION MATRIX

NO.	TITLE	RELATED POLICIES	RESPONSIBLE IMPLEMENTING BODY																	TIME FRAME								
			CC	PC	RA	HA	RC	CM	PD	CE	PW	F	BD	DH	FIN	P&R	P	SD	92-93	93-94	94-95	95-96	96-97	97-98	Ongoing	Annually	As needed	
III-5	Revise Zoning Ordinance provisions for mobilehomes/mobilehome parks	I.C.3, III.A.18	x	x					x										x	x								
III-6	Amend Zoning Ordinance to allow duplexes and halfplexes on corner lots	I.C.3	x	x					x										x	x								
III-7	Use local, state, and federal funding to support affordable housing construction	I.C.3, III.A.9, III.A.10	x						x										x	x								
III-8	Assist nonprofit housing developers in applying for funds	I.C.3	x						x										x	x	x	x	x					
III-9	Use Redevelopment Agency Tax Increment to develop lower income housing	I.C.3	x		x				x											x	x	x	x					
III-10	Assist non-profit housing developers in affordable housing development	I.C.3, III.A.23	x						x											x	x	x	x					
III-11	Conduct feasibility study for affordable housing in-lieu fees	I.C.3, III.A.11	x	x					x											x								
III-12	Use CDBG funds to subsidize infrastructure for lower-income housing	III.D.2	x						x		x													x				
III-13	Use local, state, and federal funding to support housing rehabilitation	I.C.5, III.A.21, III.B.1, III.B.2	x						x										x	x	x	x	x					
III-14	Pursue rehabilitation funding from CHRP-0 and CHRP-R	I.C.5, III.B.1	x						x											x	x							
III-15	Use Redevelopment Agency Tax Increment for housing rehabilitation	I.C.5, III.B.1	x		x				x													x	x					
III-16	Adopt amnesty program for the legalization of secondary units	III.B.7	x	x					x				x						x									
III-17	Review development standards, project review procedures re affordable housing	III.A.13	x	x					x										x									
III-18	Post and distribute information on weatherization and energy conservation	III.C.1							x				x											x				
III-19	Enforce state energy conservation requirements and encourage additional measures	III.C.1	x						x				x											x				
III-20	Review and publish progress toward achieving fair-share housing allocation	III.A.1, III.A.3	x						x										x							x		
III-21	Cooperate with Housing Authority in administration of Section 8 programs	III.A.19, III.A.22	x				x																		x			
III-22	Monitor status of subsidized housing at-risk of conversion	III.A.24	x			x			x																x			
III-23	Continue to promote equal housing opportunities	III.E.1, III.E.2, III.E.3, III.E.4	x						x																x			
III-24	Review and update the Affordable Housing Study	III.A.1, III.A.9	x						x																			
IV. PUBLIC FACILITIES AND SERVICES																												
IV-1	Adopt and periodically update Citywide Services Master Plan	I.A.2, I.E.11, III.D.1, III.D.4, IV.A.2, IV.A.3, IV.A.4, IV.A.6, IV.B.3, IV.B.4, IV.C.1, IV.C.2, IV.D.1, IV.D.3, IV.H.2, IV.H.6, IX.A.6	x	x				x	x	x									x	x								x
IV-2	Adopt and periodically update long-term Capital Improvements Program	IV.B.3, IV.B.4, IV.C.1, IV.C.2, IV.D.1, IV.D.3	x					x						x					x									x
IV-3	Adopt and review development fee schedule	IV.A.5, IV.H.4, IX.A.5	x					x		x									x									x
IV-4	Monitor levels of service in public facilities and services	III.D.1, IV.A.4, IV.H.2	x					x																	x			
IV-5	Investigate and pursue acquisition of surface water rights	IV.B.1	x					x		x																x		
IV-6	Adopt ordinance for undergrounding utilities	IV.J.3	x							x	x															x		
IV-7	Prepare Source Reduction and Recycling Element	IV.E.1	x							x		x																





NEWMAN GENERAL PLAN  
IMPLEMENTATION MATRIX

NO.	TITLE	RELATED POLICIES	RESPONSIBLE IMPLEMENTING BODY																TIME FRAME								
			CC	PC	RA	HA	RC	CM	PD	CE	PW	F	BD	DH	FIN	P&R	P	SD	92-93	93-94	94-95	95-96	96-97	97-98	Ongoing	Annually	As needed
V. RECREATIONAL AND CULTURAL RESOURCES																											
V-1	Prepare and periodically revise Parks and Recreation Master Plan	V.A.4, V.A.5, V.A.6, V.A.7, V.A.14, V.A.15	x				x		x							x			x								x
V-2	Monitor and pursue funding programs for parkland acquisition	V.A.1, V.A.2, V.A.3	x				x		x							x									x		
V-3	Maintain joint-use agreement to use school facilities for City recreation programs	V.A.8, V.C.1, V.C.3	x				x	x								x		x						x			
V-4	Complete and adopt inventory of historical buildings and sites	V.D.2	x						x										x								
V-5	Adopt and implement State Historical Building Code	V.D.3	x										x						x								
V-6	Revise Zoning Ordinance to create historic district	V.D.4	x	x					x										x	x							
V-7	Adopt and implement historic preservation ordinance	V.D.6, V.D.7	x						x											x							
VI. Natural Resources																											
VI-1	Continue routine monitoring of groundwater quality in city wells	VI.A.3	x									x													x		
VI-2	Adopt right-to-farm ordinance	VI.B.6	x	x						x									x	x							
VI-3	Adopt comprehensive landscape guidelines	VI.C.4, VI.C.5	x	x					x										x	x							
VI-4	Adopt ordinance requiring latest emissions control technology for stationary sources	VI.D.1	x						x										x	x							
VI-5	Ensure that signalized intersections correspond to traffic volumes	VI.D.5										x															x
VII. Health and Safety																											
VII-1	Adopt most current editions of codes	VII.C.4	x										x												x		
VII-2	Study feasibility of evaluation and abatement of unreinforced masonry buildings	VII.A.4	x						x				x						x								
VII-3	Seek funds to correct structural deficiencies in unreinforced masonry buildings	VII.A.4	x		x				x				x							x							
VII-4	Inspect commercial and industrial buildings annually	VII.C.3										x															
VII-5	Update Emergency Response Plan	VII.D.1	x					x				x					x			x*							
VII-6	Conduct tests of emergency response procedures	VII.D.1	x					x				x					x			x*							
VII-7	Adopt noise ordinance	VII.E.1, VII.E.2, VII.E.5, VII.E.6, VII.E.7	x	x					x										x								
VII-8	Require acoustical analysis prior to approval of noise-sensitive uses	VII.E.3	x	x					x																		
VII-9	Develop procedures to monitor compliance with noise mitigation standards	VII.E.1, VII.E.2, VII.E.3, VII.E.5, VII.E.6, VII.E.7, VII.E.4							x				x						x							x	
VII-10	Develop procedures to check buildings' compliance with noise insulation standards	VII.E.1, VII.E.2							x				x						x	x							
VII-11	Continue to provide neighborhood security and crime prevention information	VII.F.1						x									x								x		
VIII. Community Design																											
VIII-1	Establish design review process and adopt guidelines	VIII.A.1, VIII.A.3	x	x					x										x								
VIII-2	Adopt guidelines for gateway entrances and landmarks	VIII.D.5	x	x					x																		
VIII-3	Prepare and adopt street tree ordinance	VIII.D.1, VIII.D.2, VIII.D.3	x	x					x																		



NEWMAN GENERAL PLAN  
IMPLEMENTATION MATRIX

NO.	TITLE	RELATED POLICIES	RESPONSIBLE IMPLEMENTING BODY															TIME FRAME										
			CC	PC	RA	HA	RC	CM	PD	CE	PW	F	BD	DH	FIN	P&R	P	SD	92-93	93-94	94-95	95-96	96-97	97-98	Ongoing	Annually	As needed	
IX. Administration																												
IX-1	Review General Plan Policy Document and report to City Council	IX.A.1		x					x											x							x	
IX-2	Conduct major review of General Plan	IX.A.3	x	x					x														x**					

\* Every Two Years Thereafter  
\*\* Every Five Years Thereafter

KEY TO RESPONSIBLE IMPLEMENTING BODY

CC City Council  
PC Planning Commission  
RA Redevelopment Agency  
HA Stanislaus County Housing Authority  
CM City Manager  
PD Planning Department  
CE City Engineer  
RC Recreation Commissioner

F Fire Department  
FIN Finance Department  
P Police Department  
PW Public Works Department  
P&R Parks & Recreation Department  
DH Department Heads  
SD School District



## **APPENDIX A**

### **SPECIFIC PLAN AND NEIGHBORHOOD PLAN GUIDELINES**





## APPENDIX A

### SPECIFIC PLAN AND NEIGHBORHOOD PLAN GUIDELINES

#### SPECIFIC PLANS

In accordance with Policy I.A.3, preparation and approval of specific plans will be required for the areas shown in Figure A-1 prior to development. Each specific plan shall at a minimum address the following:

- The distribution, location, and extent of land uses, including standards for land use intensity.
- Compatibility of new development with adjacent existing and proposed development.
- Provision of a range of housing types to ensure socially and economically integrated neighborhoods. Each specific plan area shall strive to achieve the following mix of housing types: 75 percent low density, 15 percent medium density, and 10 percent high density.
- Distribution and location of roadways, including design standards for and the precise alignment of arterial, collector, and local streets, and bikeways.
- Provisions for the extension of the existing city roadway system into new development areas. New development shall be linked to adjacent existing neighborhoods and planned neighborhoods by collector and local streets. All existing stubbed streets should be continued.
- Distribution and location of and specifications for sewer, water, and drainage facilities needed to serve new development consistent with the *Citywide Services Master Plan*. Wherever possible and consistent with public safety consideration, drainage facilities should be designed as natural waterways.
- Distribution and location of parks, schools, and other public- and quasi-public facilities.
- Provisions for linking residential neighborhoods, parks, schools, downtown, shopping areas, and employment centers through a system of pedestrian pathways and linear open-space corridors.
- Design guidelines for all new public and private development and improvements, including landscaping, park layout and improvement, roadway frontage treatment, subdivision identification signs and monuments, and walls and fences.
- Provisions for development phasing to ensure orderly and contiguous development.
- Provisions for minimizing conflicts between new development and agricultural uses.
- Implementation measures necessary to carry out the plan, including a program for financing public infrastructure improvements.

## NEIGHBORHOOD PLANS

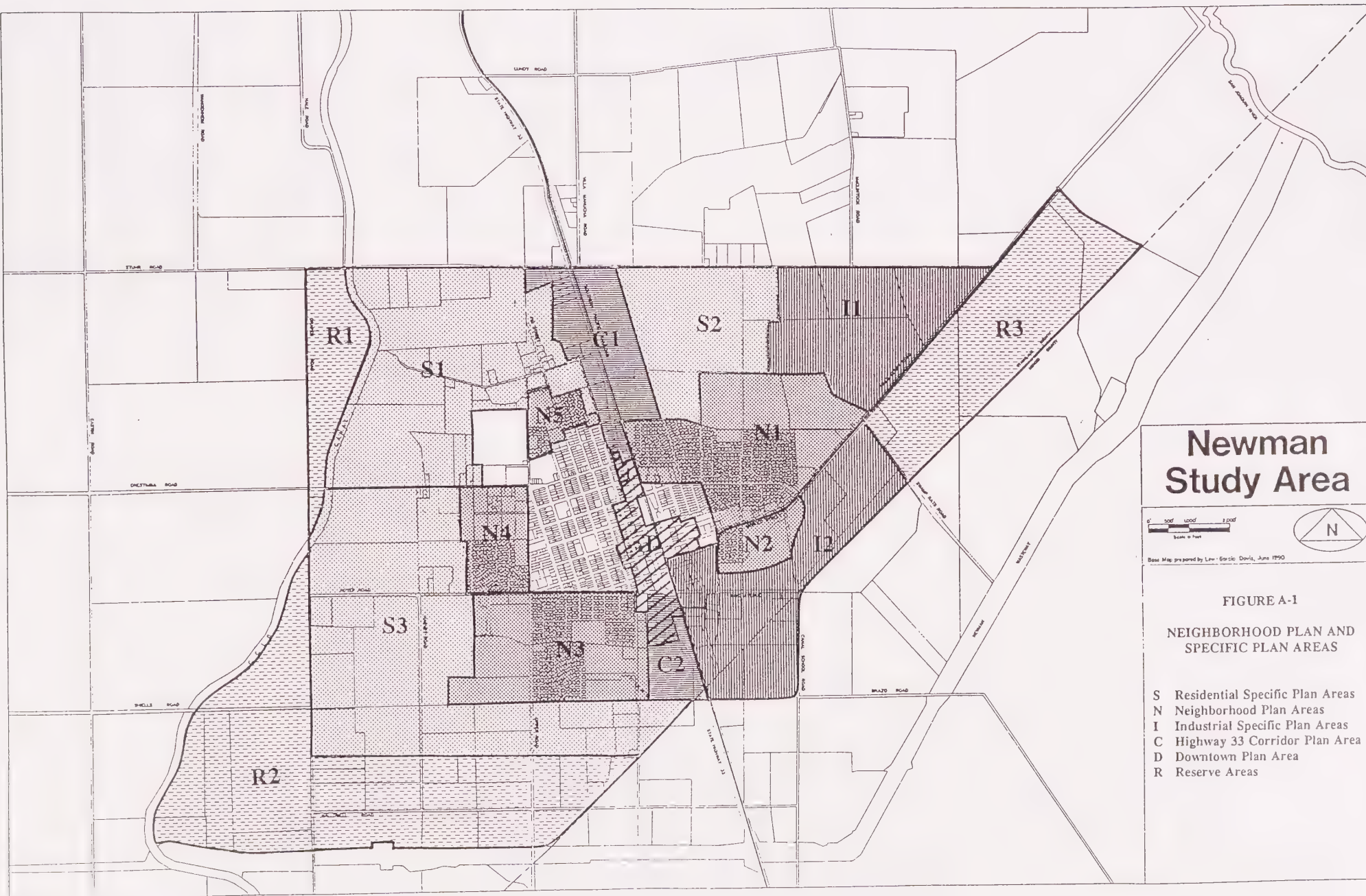
In accordance with Policy I.A.3, preparation and approval of neighborhood plans will be required for the areas shown in Figure A-1 prior to development. Each neighborhood plan shall at a minimum address the following:

- The distribution, location, and extent of land uses, including standards for land use intensity.
- Compatibility of new development with adjacent existing and proposed development.
- Distribution and location of roadways, including arterial, collector, and local streets, and bikeways.
- Provisions for the extension of the existing city roadway system into new development areas. New development shall be linked to adjacent existing neighborhoods and planned neighborhoods by collector and local streets. All existing stubbed streets should be continued.
- Description of proposed public facilities identified in the *Citywide Services Master Plan*.
- Distribution and location of parks, schools, and other public- and quasi-public facilities.

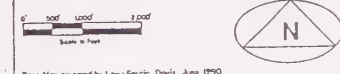
## DOWNTOWN PLAN

In accordance with Program I-8, the following provisions shall be contained in a plan for the existing downtown and its expansion as shown in Figure A-1. This plan shall include standards, guidelines, and suggestions for upgrading the existing downtown, infill development, and downtown expansion. The plan shall include at a minimum the following:

- Detailed land use plan.
- Design guidelines.
- Parking plan.
- Public improvement program which includes streetscape improvements (e.g., street trees, seating, lighting, a potential public plaza, arcades), public infrastructure improvements necessary to make the downtown attractive to investors, and a management plan for the downtown public space, including the possibility of retail extension areas (e.g., outdoor seating for restaurants, flower shops, newsstands) within the public space.
- Development and improvements phasing program.
- Provision for reuse of existing properties and the relocation of existing industrial uses to industrially-designated areas of the city.
- Cooperative program of the Chamber of Commerce, downtown merchants, and the City designed to attract business to downtown Newman.



# Newman Study Area



Base Map prepared by Lee - Garcia Davis, June 1990

FIGURE A-1  
NEIGHBORHOOD PLAN AND  
SPECIFIC PLAN AREAS

- S Residential Specific Plan Areas
- N Neighborhood Plan Areas
- I Industrial Specific Plan Areas
- C Highway 33 Corridor Plan Area
- D Downtown Plan Area
- R Reserve Areas





## **INDUSTRIAL DEVELOPMENT PLANS**

In accordance with Policy I.E.10 and Program I-10, preparation and approval of specific plans, industrial area plans, planned unit developments, or industrial parks will be required for the areas shown in Figure A-1 prior to development. Each industrial development plan shall at a minimum address the following:

- The distribution, location, and extent of land uses, including standards for land use intensity.
- Compatibility of new development with adjacent existing and proposed development.
- Distribution and location of roadways, including design standards for and the precise alignment of arterial, collector, and local streets, and bikeways.
- Provisions for the extension of the existing city roadway system into new development areas.
- Distribution and location of and specifications for sewer, water, and drainage facilities needed both to serve new development and to complete the citywide infrastructure network.
- Design guidelines for all new public and private development and improvements, including landscaping, roadway frontage treatment, and walls and fences.
- Provisions for minimizing conflicts between new development and agricultural and residential uses.
- Implementation measures necessary to carry out the plan, including a program for financing public infrastructure improvements.

In addition to complying with the general guidelines outlined above, plans for the industrial areas depicted in Figure A-1 shall comply with the following more detailed guidelines:

- Minimization of the number of street intersections along Stuhr Road and Hills Ferry Road or other major arterials and provision of access to individual parcels primarily via internal streets and driveways. Driveway entrances along Stuhr Road and Hills Ferry Road will be prohibited.
- Provisions for the compatibility of industrial development with adjacent residential development, including use of buffers as necessary.
- Design guidelines for industrial development.
- Provisions for services and amenities for employees, such as recreation, child care, and cafeterias.
- Design guidelines and plans for the development of a gateway entrance at the intersection of Stuhr Road and Hills Ferry Road and a landmark entrance at the intersection of Swamp Rats Road and Hills Ferry Road.
- Coordination of roadway and infrastructure improvements/financing of frontage treatment along Stuhr Road and Hills Ferry Road with other specific plans.
- Coordination with adjacent industrial development in Merced County.

- Design guidelines for roadway and frontage treatment and improvements along Highway 33/S.P.R.R., including standards for building orientation and setbacks, landscaping, street intersections, and driveway entrances.
- Design guidelines and plans for the development of a gateway entrance along Highway 33 at the Merced County line and Brazo Road.
- Provisions for the possible extension of a rail spur to serve new industrial development in the eastern part of the area.
- Provisions for the compatibility of adjacent land uses with rail line operations with respect to safety, noise, and visual quality.
- Coordination with adjacent industrial development in Merced County.

## **HIGHWAY 33 CORRIDOR PLAN**

In accordance with Program I-9, the following provisions shall be contained in a plan for the Highway 33 corridor as shown in Figure A-1.

- Development standards for locating parking areas, buildings, and structures.
- Design standards for the orientation, size, and scale of buildings and structures, including signs.
- Standards for ingress and egress to individual sites.
- Design guidelines for setback and buffer areas.
- Design guidelines for the establishment of new, and enhancement of existing community and neighborhood entrance landmarks.
- Streetscape standards including street tree, bus stops, and street lights.
- Public facility plan, including a plan for undergrounding existing and new overhead utilities.
- Provisions for ensuring compatibility with standards developed for the downtown.

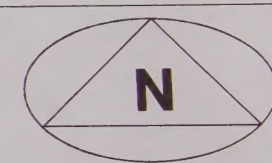
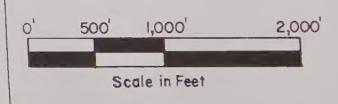




# Newman

## GENERAL PLAN

### LAND USE DIAGRAM



Base Map prepared by Lew - Garcia - Davis, June 1990.

#### LAND USE DESIGNATIONS

- LOW DENSITY RESIDENTIAL (LDR)
- CENTRAL RESIDENTIAL (CR)
- MEDIUM DENSITY RESIDENTIAL (MDR)
- HIGH DENSITY RESIDENTIAL (HDR)
- NEIGHBORHOOD PLANNED RESIDENTIAL (NPR)
- PLANNED MIXED RESIDENTIAL (PMR)
- DOWNTOWN (D)
- GENERAL COMMERCIAL (GC)
- INDUSTRIAL SERVICE (IS)
- LIGHT INDUSTRIAL (LI)
- HEAVY INDUSTRIAL (HI)
- BUSINESS PARK (BP)
- PUBLIC/QUASI-PUBLIC (PQP)
- RECREATION AND PARKS (RP)
- URBAN RESERVE (UR)
- INDUSTRIAL RESERVE (IR)
- AGRICULTURE (A)

#### ROADWAY CLASSIFICATIONS

- COLLECTOR
- ARTERIAL
- PLANNING AREA BOUNDARY

Adopted October 20, 1992



